

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 412/551 Flinders Lane, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000 & \$390,000

Median sale price

Median price \$535,200 Property Type Unit Suburb Melbourne

Period - From 22/02/2023 to 21/02/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	810/601 Little Collins St MELBOURNE 3000	\$405,000	15/12/2023
2	606/7 Katherine PI MELBOURNE 3000	\$390,000	20/09/2023
3	3304/58 Clarke St SOUTHBANK 3006	\$386,781	20/02/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/02/2024 13:02



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$370,000 - \$390,000

Median Unit Price

22/02/2023 - 21/02/2024: \$535,200

Comparable Properties



810/601 Little Collins St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$405,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment



606/7 Katherine Pl MELBOURNE 3000 (REI)

Agent Comments

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Price: \$390,000

Method: Private Sale

Date: 20/09/2023

Property Type: House



3304/58 Clarke St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$386,781

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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