

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

724/555 FLINDERS STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

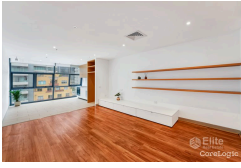
Date of sale

1203/555 FLINDERS STREET MELBOURNE VIC 3000	\$315,000	13-Jan-24
1408/8 DOWNIE STREET MELBOURNE VIC 3000	\$318,000	13-Nov-23
2010/151 CITY ROAD SOUTHBANK VIC 3006	\$325,000	22-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 29 January 2024



**1203/555 FLINDERS STREET
MELBOURNE VIC 3000**

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Sold Price ^{RS} **\$315,000** Sold Date **13-Jan-24**

Distance **0km**



**1408/8 DOWNIE STREET
MELBOURNE VIC 3000**

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Sold Price **\$318,000** Sold Date **13-Nov-23**

Distance **0.08km**



**2010/151 CITY ROAD SOUTHBANK
VIC 3006**

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Sold Price ^{RS} **\$325,000** ^{UN} Sold Date **22-Dec-23**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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