

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

806/238-242 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

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

416/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$210,000	13-Mar-24
1112/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$210,000	21-Jun-24
815/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$210,000	08-May-24

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: 11 July 2024

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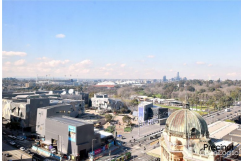


**416/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$210,000** Sold Date **13-Mar-24**

Distance **0km**



**1112/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$210,000** Sold Date **21-Jun-24**

Distance **0km**



**815/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$210,000** Sold Date **08-May-24**

Distance **0.03km**

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

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