

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

909/268 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

\$165,000

&

\$175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

75/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$172,000	29-Feb-24
1115/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$172,500	02-Nov-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 April 2024

**75/131-137 LONSDALE STREET**
MELBOURNE VIC 3000

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Sold Price **\$172,000** Sold Date **29-Feb-24**Distance **0.79km****1115/238-242 FLINDERS STREET**
MELBOURNE VIC 3000

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Sold Price **\$172,500** Sold Date **02-Nov-23**Distance **0.08km****RS** = Recent sale **UN** = Undisclosed Sale

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