

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

913/268 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

1305/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$318,000	01-Dec-23
111/318-322 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$350,000	01-Mar-24
608/11-17 COHEN PLACE MELBOURNE VIC 3000	\$319,000	26-Mar-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: 27 May 2024



**1305/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

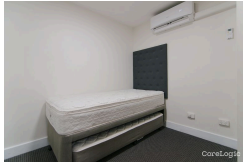
\$318,000

Sold Date

01-Dec-23

Distance

0.08km



**111/318-322 LITTLE BOURKE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

\$350,000

Sold Date

01-Mar-24

Distance

0.54km



**608/11-17 COHEN PLACE
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$319,000

Sold Date

26-Mar-24

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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