

## 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

1219/555 Flinders Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

1122/555 Flinders Street Melbourne VIC 3000	\$345,000	25-Nov-20
2204/180 City Road Southbank VIC 3006	\$398,000	18-Mar-21
1314/601 Little Lonsdale Street Melbourne VIC 3000	\$373,000	08-Jan-21

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: 09 April 2021



**1122/555 Flinders Street Melbourne VIC 3000**

Sold Price

**\$345,000**

Sold Date **25-Nov-20**

1 1 1

Distance -

### Notes from your agent

No car park



**2204/180 City Road Southbank VIC 3006**

Sold Price

<sup>RS</sup> **\$398,000**

Sold Date **18-Mar-21**

1 1 1

Distance **0.57km**



**1314/601 Little Lonsdale Street Melbourne VIC 3000**

Sold Price

**\$373,000**

Sold Date **08-Jan-21**

1 1 1

Distance **0.83km**

Always make current floor plan to a guide only. Information and pictures shown only as they are. CoreLogic.

RS = Recent sale

UN = Undisclosed Sale

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