

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

905/555 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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

1114/555 Flinders Street Melbourne VIC 3000	\$327,000	15-Oct-20
107/565 Flinders Street Melbourne VIC 3000	\$325,000	11-Nov-20
904/565 Flinders Street Melbourne VIC 3000	\$304,000	16-Dec-20

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: 25 January 2021

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1114/555 Flinders Street Melbourne Sold Price ^{RS} **\$327,000** Sold Date **15-Oct-20**
VIC 3000

 1  1  -

Distance -



107/565 Flinders Street Melbourne Sold Price **\$325,000** Sold Date **11-Nov-20**
VIC 3000

 1  1  -

Distance **0.07km**



904/565 Flinders Street Melbourne Sold Price ^{RS} **\$304,000** Sold Date **16-Dec-20**
VIC 3000

 1  1  -

Distance **0.07km**

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

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