

## 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

1221/555 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

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2020

to

30 Apr 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

3/623 Little Bourke Street Melbourne VIC 3000	\$385,000	23-Mar-21
1209/200 Spencer Street Melbourne VIC 3000	\$397,500	15-Apr-21
3707/120 A'Beckett Street Melbourne VIC 3000	\$397,000	10-Feb-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: 06 May 2021



**3/623 Little Bourke Street  
Melbourne VIC 3000**

 1  1  1

Sold Price <sup>RS</sup> **\$385,000** Sold Date **23-Mar-21**

Distance **0.57km**



**1209/200 Spencer Street  
Melbourne VIC 3000**

 1  1  1

Sold Price <sup>RS</sup> **\$397,500** Sold Date **15-Apr-21**

Distance **0.6km**



**3707/120 A'Beckett Street  
Melbourne VIC 3000**

 1  1  1

Sold Price **\$397,000** Sold Date **10-Feb-21**

Distance **1.36km**

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

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