

# 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 412/551 Flinders Lane, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$370,000

### Median sale price

Median price \$542,150 Property Type Unit Suburb Melbourne

Period - From 19/04/2023 to 18/04/2024 Source REIV

### 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 six 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
1	711/555 Flinders St MELBOURNE 3000	\$360,000	23/03/2024
2	609/22 Dorcas St SOUTHBANK 3006	\$350,000	18/03/2024
3	1404/52 Park St SOUTH MELBOURNE 3205	\$345,000	05/12/2023

**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 six months.~~

This Statement of Information was prepared on: 19/04/2024 14:28



1 Bed 1 Bath 0 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

19/04/2023 - 18/04/2024: \$542,150

## Comparable Properties



711/555 Flinders St MELBOURNE 3000 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$360,000

Method: Sold Before Auction

Date: 23/03/2024

Property Type: Apartment



609/22 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$350,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment



1404/52 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$345,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951