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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$340,000		&		\$370,000			
Median sale p	rice							
Median price	\$542,150	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	19/04/2023	to	18/04/2024		So	urce	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.

Ade	dress 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









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)



Price: \$360,000 Method: Sold Before Auction Date: 23/03/2024 Property Type: Apartment

609/22 Dorcas St SOUTHBANK 3006 (REI) Agent

Agent Comments

Agent Comments

Agent Comments





Price: \$350,000 Method: Private Sale Date: 18/03/2024 Property Type: Apartment



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

Price: \$345,000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment

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



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