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	301/241 Flinders Lane, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $820,000 & $880,000

Median sale price

Median price $530,000 Property Type Unit Suburb Melbourne

Period - From 28/09/2021 to 27/09/2022 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	403/422 Collins St MELBOURNE 3000	$883,000	02/04/2022
2	602/238 Flinders La MELBOURNE 3000	$820,000	01/08/2022
3	33/38 Manchester La MELBOURNE 3000	$815,000	18/05/2022

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: 28/09/2022 10:19

301/241 Flinders Lane, Melbourne Vic 3000



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median Unit Price
28/09/2021 - 27/09/2022: $530,000

Comparable Properties



403/422 Collins St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $883,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit

Agent Comments

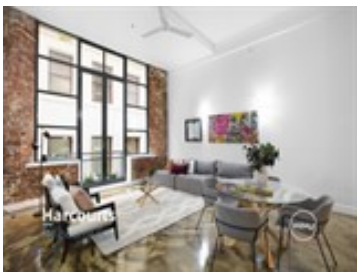


602/238 Flinders La MELBOURNE 3000 (REI/VG)

2 2 -

Price: $820,000
Method: Expression of Interest
Date: 01/08/2022
Property Type: Apartment

Agent Comments



33/38 Manchester La MELBOURNE 3000 (REI/VG)

2 1 -

Price: $815,000
Method: Private Sale
Date: 18/05/2022
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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