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	1740/474 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between $360,000 & $390,000

Median sale price

Median price $465,500 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 30/09/2023 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	2308/442-450 Elizabeth St MELBOURNE 3000	$396,000	04/10/2023
2	1410/325 Collins St MELBOURNE 3000	$382,500	13/10/2023
3	5801/568 Collins St MELBOURNE 3000	$358,000	19/11/2023

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: 13/12/2023 10:12

1740/474 Flinders Street, Melbourne Vic 3000

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- -

Property Type:
Agent Comments

Indicative Selling Price
$360,000 - $390,000
Median Unit Price
Year ending September 2023: $465,500

Comparable Properties



2308/442-450 Elizabeth St MELBOURNE 3000 (REI)

1 1 -

Price: $396,000
Method: Private Sale
Date: 04/10/2023
Property Type: Apartment

Agent Comments



1410/325 Collins St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $382,500
Method: Private Sale
Date: 13/10/2023
Property Type: Apartment

Agent Comments



5801/568 Collins St MELBOURNE 3000 (REI)

1 1 -

Price: $358,000
Method: Private Sale
Date: 19/11/2023
Property Type: Apartment

Agent Comments

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