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	1734/474 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between $730,000 & $800,000

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	167/88 Southbank Blvd SOUTHBANK 3006	$780,000	10/10/2023
2	1104/60 Siddeley St DOCKLANDS 3008	$714,000	22/11/2023
3	5005/500 Elizabeth St MELBOURNE 3000	$700,000	13/11/2023

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 10:00

1734/474 Flinders Street, Melbourne Vic 3000

James Burne
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Property Type:
Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median Unit Price
Year ending September 2023: $465,500

Comparable Properties



167/88 Southbank Blvd SOUTHBANK 3006 (REI/VG)

3 2 1

Price: $780,000
Method: Private Sale
Date: 10/10/2023
Property Type: Apartment

Agent Comments



1104/60 Siddeley St DOCKLANDS 3008 (REI)

3 2 -

Price: $714,000
Method: Private Sale
Date: 22/11/2023
Property Type: Apartment

Agent Comments



5005/500 Elizabeth St MELBOURNE 3000 (REI)

3 2 -

Price: $700,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment

Agent Comments

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