Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

1742/474 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$500,000	&	\$540,000
-------------------------	---	-----------

Median sale price

Median price	\$560,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	03/12/2023	to	02/12/2024		Source	Property	/ Data

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

	areas or comparable property	1 1100	Date of Sale
1	4918/70 Southbank Blvd SOUTHBANK 3006	\$570,000	22/11/2024
2	1404/70 Southbank Blvd SOUTHBANK 3006	\$495,000	11/09/2024
3	713/29 Market St MELBOURNE 3000	\$545,000	17/07/2024

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:	03/12/2024 20:09



Date of sale



James Burne 9520 9020 0434 288 066 iburne@bigginscott.com.au

Indicative Selling Price \$500,000 - \$540,000 **Median Unit Price** 03/12/2023 - 02/12/2024: \$560,000





Comparable Properties



4918/70 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments

Price: \$570,000 Method: Private Sale Date: 22/11/2024

Property Type: Apartment



1404/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

2

Agent Comments

Price: \$495,000 Method: Private Sale Date: 11/09/2024

Property Type: Apartment



713/29 Market St MELBOURNE 3000 (REI/VG)

Agent Comments

Price: \$545,000 Method: Private Sale Date: 17/07/2024

Rooms: 3

Property Type: Apartment Land Size: 64 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.