

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

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 Property 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	Price	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

James Burne

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Indicative Selling Price

\$500,000 - \$540,000

Median Unit Price

03/12/2023 - 02/12/2024: \$560,000

**Property Type:**

Agent Comments

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)**

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

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