

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

607/565 Flinders Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

908/565 Flinders Street Melbourne VIC 3000	\$495,000	29-May-19
3811/639 Lonsdale Street Melbourne VIC 3000	\$580,000	20-Mar-19
1805/118 Kavanagh Street Southbank VIC 3006	\$550,000	05-May-19

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 6 months.~~

This Statement of Information was prepared on: 16 September 2019

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**908/565 Flinders Street Melbourne
VIC 3000**

Sold Price

\$495,000

Sold Date

29-May-19

 2  2  1

Distance

-



**3811/639 Lonsdale Street
Melbourne VIC 3000**

Sold Price

\$580,000

Sold Date

20-Mar-19

 2  2  1

Distance

0.68km



**1805/118 Kavanagh Street
Southbank VIC 3006**

Sold Price

\$550,000

Sold Date

05-May-19

 2  2  1

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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