

## 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

1123/268 Flinders Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

\$167,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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
1023/268 Flinders Street Melbourne VIC 3000	\$185,000	31-Jan-20
209/268 Flinders Street Melbourne VIC 3000	\$167,000	09-Jun-21
616/268 Flinders Street Melbourne VIC 3000	\$193,000	07-May-20

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: 26 July 2021



**1023/268 Flinders Street Melbourne** Sold Price **\$185,000** Sold Date **31-Jan-20**  
VIC 3000

 1  1  1

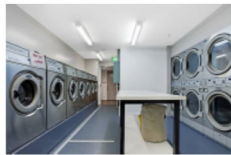
Distance -



**209/268 Flinders Street Melbourne** Sold Price **\$167,000** Sold Date **09-Jun-21**  
VIC 3000

 1  1  1

Distance -



**616/268 Flinders Street Melbourne** Sold Price **\$193,000** Sold Date **07-May-20**  
VIC 3000

 -  1  -

Distance -



**807/268 Flinders Street Melbourne** Sold Price **\$182,000** Sold Date **18-Feb-20**  
VIC 3000

 1  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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