

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 609/565 Flinders Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$460,000

&

\$500,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

05/09/2019

to

04/09/2020

Source

PDOL

Comparable property sales

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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
3505/220 SPENCER STREET, MELBOURNE VIC 3000	\$570,000	06/05/2020
12/114 HARDWARE STREET, MELBOURNE VIC 3000	\$560,000	24/07/2020
3018/220 SPENCER STREET, MELBOURNE VIC 3000	\$552,000	24/06/2020

This Statement of Information was prepared on: 26/11/2020