

# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

307/1 MANCHESTER LANE MELBOURNE VIC 3000

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$440,000

&

\$480,000

## Median sale price

Median price

\$444,461

Property Type

Apartment

Suburb

MELBOURNE

Period - From

01/09/23

to

01/01/24

Source

Corelogic

## Comparable property sales

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

405A/238-244 FLINDERS LANE MELBOURNE VIC 3000

\$380,000

31/10/2023

13/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000

\$400,000

28/11/2023

1410/325 COLLINS STREET MELBOURNE VIC 3000

\$382,500

27/09/2023

This Statement of Information was prepared on: 26/02/2024