

# 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

1008/31 Spring 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)

Range between \$550,000 & \$580,000

### Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 30/06/2023 Source REIV

### 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	1101/16 Liverpool St MELBOURNE 3000	\$600,000	13/06/2023
2	5011/639 Little Lonsdale St MELBOURNE 3000	\$600,000	08/04/2023
3	3603/7 Riverside Quay SOUTHBANK 3006	\$560,000	05/07/2023

**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:

29/08/2023 15:28

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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**  
\$550,000 - \$580,000  
**Median Unit Price**  
June quarter 2023: \$485,000

## Comparable Properties



1101/16 Liverpool St MELBOURNE 3000 (REI) Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 13/06/2023  
**Property Type:** Apartment



5011/639 Little Lonsdale St MELBOURNE 3000 (REI) Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 08/04/2023  
**Property Type:** Apartment



3603/7 Riverside Quay SOUTHBANK 3006 (REI/VG) Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 05/07/2023  
**Property Type:** Apartment

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