



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

105/392 Spencer Street, West Melbourne, 3003

Indicative selling price

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

Single price

or range between

\$590,000.00

&

\$639,000.00

Median sale price

Median price

\$510,000.00

Property type

Unit/Apartment,
Car Park, Storage
Cage

Suburb

WEST MELBOURNE

Period - From

Oct 2023

to

Dec 2023

Source

REIV

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
3806/38 Rose La MELBOURNE 3000	\$620,000.00	3/11/2023
3107/200 Spencer St MELBOURNE 3000	\$616,500.00	7/09/2023
703/130 Dudley St WEST MELBOURNE 3003	\$610,000.00	14/11/2023

This Statement of Information was prepared on: Tuesday 23rd January 2024