

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

1213/220 SPENCER STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

2bed Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Realestate.com

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

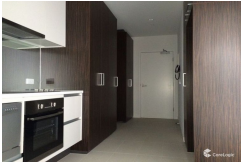
Date of sale

103/639 LONSDALE STREET MELBOURNE VIC 3000	\$500,000	24-Aug-23
2601/220 SPENCER STREET MELBOURNE VIC 3000	\$450,000	31-Jul-23

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: 06 November 2023

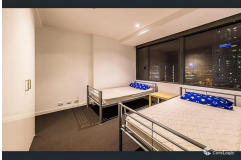


**103/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2
  2
  -

Sold Price **\$500,000** Sold Date **24-Aug-23**

Distance **0.05km**



**2601/220 SPENCER STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$450,000** Sold Date **31-Jul-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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