

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

1502/200 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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

2702/200 SPENCER STREET MELBOURNE VIC 3000	\$535,000	12-Sep-23
3506/618 LONSDALE STREET MELBOURNE VIC 3000	\$498,000	23-Sep-23
4412/618 LONSDALE STREET MELBOURNE VIC 3000	\$523,150	12-Sep-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.~~

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**2702/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$535,000** Sold Date **12-Sep-23**

Distance **0km**



**3506/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$498,000** Sold Date **23-Sep-23**

Distance **0.21km**



**4412/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$523,150** Sold Date **12-Sep-23**

Distance **0.24km**

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RS = Recent sale UN = Undisclosed Sale

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