

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

161/283 SPRING 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

11/283 SPRING STREET MELBOURNE VIC 3000	\$800,000	23-Feb-24
115/283 SPRING STREET MELBOURNE VIC 3000	\$787,500	15-Mar-24
3011/560 LONSDALE STREET MELBOURNE VIC 3000	\$780,000	22-Mar-24

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: 23 May 2024



**11/283 SPRING STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price ^{RS} **\$800,000** Sold Date **23-Feb-24**

Distance **0km**



**115/283 SPRING STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$787,500** Sold Date **15-Mar-24**

Distance **0.01km**



**3011/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$780,000** Sold Date **22-Mar-24**

Distance **1.51km**

RS = Recent sale UN = Undisclosed Sale

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