

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

1703/220 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

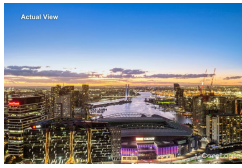
Date of sale

4015/220 SPENCER STREET MELBOURNE VIC 3000	\$630,000	02-Feb-24
3806/38 ROSE LANE MELBOURNE VIC 3000	\$620,000	30-Oct-23
1503/618 LONSDALE STREET MELBOURNE VIC 3000	\$660,000	15-Dec-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: 23 April 2024



**4015/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$630,000** Sold Date **02-Feb-24**

Distance **0km**



**3806/38 ROSE LANE MELBOURNE
VIC 3000**

2 2 1

Sold Price **\$620,000** Sold Date **30-Oct-23**

Distance **0.15km**



**1503/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$660,000** Sold Date **15-Dec-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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