

## 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

1705/280 SPENCER STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$360,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

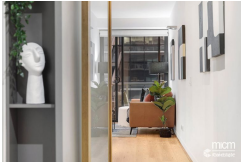
Date of sale

1403/280 SPENCER STREET MELBOURNE VIC 3000	\$350,000	31-May-23
1604/280 SPENCER STREET MELBOURNE VIC 3000	\$342,000	16-Apr-23
1804/280 SPENCER STREET MELBOURNE VIC 3000	\$357,500	22-Aug-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: 12 December 2023


**1403/280 SPENCER STREET  
MELBOURNE VIC 3000**
 1    1    1

Sold Price      **\$350,000**   Sold Date   **31-May-23**

Distance      **0km**

**1604/280 SPENCER STREET  
MELBOURNE VIC 3000**
 1    1    1

Sold Price      **\$342,000**   Sold Date   **16-Apr-23**

Distance      **0km**

**1804/280 SPENCER STREET  
MELBOURNE VIC 3000**
 1    1    1

Sold Price      **\$357,500**   Sold Date   **22-Aug-23**

Distance      **0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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