



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 1807/280 Spencer Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$370,000.00 & \$399,000.00

Median sale price

Median price \$409,999.00 Property type Unit/Apartment Suburb MELBOURNE

Period - From Oct 2022 to Sep 2023 Source Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
17P/200 SPENCER STREET MELBOURNE VIC 3000	\$385,500.00	1/06/2023
1212/200 SPENCER STREET MELBOURNE VIC 3000	\$380,000.00	5/07/2023
3603/200 SPENCER STREET MELBOURNE VIC 3000	\$385,500.00	1/06/2023

This Statement of Information was prepared on: Wednesday 01st November 2023