

# 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

2001/288 Spencer Street, Melbourne Vic 3000
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$355,000
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 & 

\$380,000
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### Median sale price

Median price 

\$488,800
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 Property Type 

Unit
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 Suburb 

Melbourne
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Period - From 

01/04/2023
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 to 

31/03/2024
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 Source 

REIV
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### 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 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
1	3209/288 Spencer St MELBOURNE 3000	\$415,000	19/04/2024
2	1704/200 Spencer St MELBOURNE 3000	\$410,000	10/04/2024
3	902/280 Spencer St MELBOURNE 3000	\$375,000	03/04/2024

**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 six months.~~

This Statement of Information was prepared on: 

08/07/2024 12:04
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1   
 1   
 1

**Property Type:** Apartment

**Agent Comments**

Year Built: 2009 Council Rate: Approximately \$944.12 per year OC fee: Approximately \$5,490.92 per year Approximately 56 sqm

**Indicative Selling Price**

\$355,000 - \$380,000

**Median Unit Price**

Year ending March 2024: \$488,800

## Comparable Properties



**3209/288 Spencer St MELBOURNE 3000**  
(REI/VG)

**Agent Comments**

1   
 1   
 1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** Apartment



**1704/200 Spencer St MELBOURNE 3000**  
(REI/VG)

**Agent Comments**

1   
 1   
 1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 10/04/2024

**Rooms:** 3

**Property Type:** Apartment



**902/280 Spencer St MELBOURNE 3000**  
(REI/VG)

**Agent Comments**

1   
 1   
 1

**Price:** \$375,000

**Method:** Private Sale

**Date:** 03/04/2024

**Property Type:** Apartment