

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

2002/200 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 Source REIV

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.

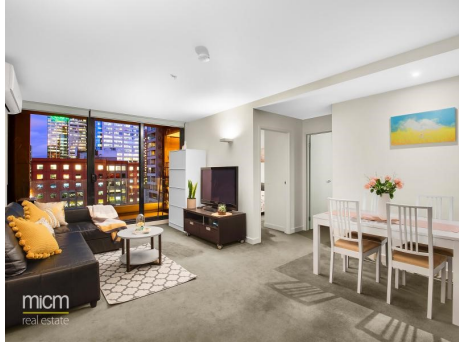
	Address of comparable property	Price	Date of sale
1	3013/618 Lonsdale St MELBOURNE 3000	\$540,000	04/10/2023
2	4412/618 Lonsdale St MELBOURNE 3000	\$523,150	12/09/2023
3	3510/220 Spencer St MELBOURNE 3000	\$518,000	08/12/2023

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:

21/02/2024 12:28



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$590,000

Median Unit Price

December quarter 2023: \$526,000

Comparable Properties



3013/618 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 04/10/2023

Property Type: Apartment



4412/618 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$523,150

Method: Private Sale

Date: 12/09/2023

Property Type: Apartment



3510/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$518,000

Method: Private Sale

Date: 08/12/2023

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822