

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

2202/280 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

\$560,000

or range
between

&

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

216/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$545,000	10-Nov-23
67/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$530,000	02-Oct-23
156/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$540,000	09-May-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: 11 April 2024



216/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000

Sold Price **\$545,000** Sold Date **10-Nov-23**

2 1 1

Distance **0.1km**

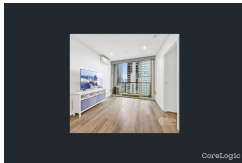


67/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000

Sold Price **\$530,000** Sold Date **02-Oct-23**

2 1 1

Distance **0.1km**



156/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000

Sold Price **\$540,000** Sold Date **09-May-23**

2 1 1

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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