

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

2214/220 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

1910/220 SPENCER STREET MELBOURNE VIC 3000	\$435,000	12-Dec-23
3604/639 LONSDALE STREET MELBOURNE VIC 3000	\$365,000	28-Nov-23
410/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$372,500	25-Jan-24

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: 20 March 2024



**1910/220 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$435,000** Sold Date **12-Dec-23**

Distance **0km**



**3604/639 LONSDALE STREET
MELBOURNE VIC 3000**

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Sold Price **\$365,000** Sold Date **28-Nov-23**

Distance **0.05km**



**410/639 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$372,500** Sold Date **25-Jan-24**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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