

## 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

2308/288 SPENCER STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$260,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

2008/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$245,000	23-Aug-23
210/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$230,000	19-Apr-24
308/99 A'BECKETT STREET MELBOURNE VIC 3000	\$259,000	23-Nov-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: 10 May 2024



**2008/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$245,000** Sold Date **23-Aug-23**

Distance **0.3km**



**210/243-263 FRANKLIN STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price <sup>RS</sup> **\$230,000** <sup>UN</sup> Sold Date **19-Apr-24**

Distance **0.61km**



**308/99 A'BECKETT STREET MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$259,000** Sold Date **23-Nov-23**

Distance **0.89km**

RS = Recent sale      UN = Undisclosed Sale

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