

## 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

2602/200 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

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

1906/200 SPENCER STREET MELBOURNE VIC 3000	\$580,000	19-Jul-23
2702/200 SPENCER STREET MELBOURNE VIC 3000	\$535,000	12-Sep-23
1705/200 SPENCER STREET MELBOURNE VIC 3000	\$530,000	04-Jul-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: 12 October 2023


**1906/200 SPENCER STREET  
MELBOURNE VIC 3000**
 2   
  1   
  1

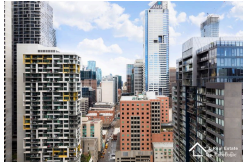
Sold Price

<sup>RS</sup> **\$580,000**

Sold Date

**19-Jul-23**

Distance

**0km**

**2702/200 SPENCER STREET  
MELBOURNE VIC 3000**
 2   
  1   
  1

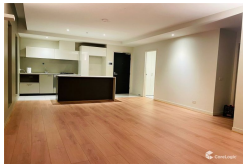
Sold Price

<sup>RS</sup> **\$535,000**

Sold Date

**12-Sep-23**

Distance

**0km**

**1705/200 SPENCER STREET  
MELBOURNE VIC 3000**
 2   
  1   
  1

Sold Price

**\$530,000**

Sold Date

**04-Jul-23**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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