

## 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

3104/260 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

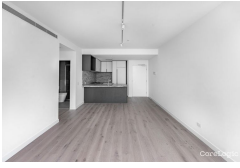
Date of sale

3911/260 SPENCER STREET MELBOURNE VIC 3000	\$668,000	26-Mar-24
3011/560 LONSDALE STREET MELBOURNE VIC 3000	\$780,000	22-Mar-24
3704/560 LONSDALE STREET MELBOURNE VIC 3000	\$692,000	03-May-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: 28 June 2024



**3911/260 SPENCER STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$668,000** Sold Date **26-Mar-24**

Distance **0.01km**



**3011/560 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$780,000** Sold Date **22-Mar-24**

Distance **0.27km**



**3704/560 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$692,000** Sold Date **03-May-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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