

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

3505/288 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

\$305,000

or range
between

&

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

2401/288 SPENCER STREET MELBOURNE VIC 3000	\$328,000	12-May-23
2510/288 SPENCER STREET MELBOURNE VIC 3000	\$325,000	10-Jul-23
2803/11 ROSE LANE MELBOURNE VIC 3000	\$300,000	10-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: 30 October 2023



**2401/288 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$328,000** Sold Date **12-May-23**

Distance **0km**



**2510/288 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$325,000** Sold Date **10-Jul-23**

Distance **0km**



**2803/11 ROSE LANE MELBOURNE
VIC 3000**

1 1 1

Sold Price **\$300,000** Sold Date **10-Jul-23**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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