

# 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 4412/220 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)

Single Price

\$0

### Median sale price

Median price

\$377,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

31/12/2022

to

31/01/2023

Source

REA

### Comparable property sales

A

These are two properties sold within two kilometres of the property for sale in the last six 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

4508/462 ELIZABETH STREET, MELBOURNE VIC 3000

\$395,000

25/11/2023

1701/135 ABECKETT STREET, MELBOURNE VIC 3000

\$383,000

11/11/2023

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 six months.

This Statement of Information was prepared on: 08/01/2024