

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

4510/220 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

or range
between

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

3310/200 SPENCER STREET MELBOURNE VIC 3000	\$640,000	31-Jan-24
2111/620 COLLINS STREET MELBOURNE VIC 3000	\$595,000	24-Jan-24
29/33 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$642,000	09-Feb-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.~~

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Jun Zeng

M 0433503233

E jzeng@ereal.com.au



**3310/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **31-Jan-24**

Distance **0.07km**



**2111/620 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **24-Jan-24**

Distance **0.35km**



**29/33 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$642,000** Sold Date **09-Feb-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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