

## 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

6405/138 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

\$470,000

&

\$517,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

|   |           |           |
|---|-----------|-----------|
| 2804/11 ROSE LANE MELBOURNE VIC 3000        | \$491,990 | 27-Jul-23 |
| 1702/33 ROSE LANE MELBOURNE VIC 3000        | \$515,000 | 10-Aug-23 |
| 3506/618 LONSDALE STREET MELBOURNE VIC 3000 | \$498,000 | 23-Sep-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: 08 January 2024



**2804/11 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price **\$491,990** Sold Date **27-Jul-23**

2 1 -

Distance **0.22km**



**1702/33 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price <sup>RS</sup> **\$515,000** <sup>UN</sup> Sold Date **10-Aug-23**

2 1 -

Distance **0.22km**



**3506/618 LONSDALE STREET  
MELBOURNE VIC 3000**

Sold Price **\$498,000** Sold Date **23-Sep-23**

2 1 -

Distance **0.33km**

RS = Recent sale      UN = Undisclosed Sale

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