

## 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

903/392 SPENCER STREET WEST MELBOURNE VIC 3003

### 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

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

West 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

1807/280 SPENCER STREET MELBOURNE VIC 3000	\$350,000	30-Dec-23
2514/33 MACKENZIE STREET MELBOURNE VIC 3000	\$350,000	20-Nov-23
1105/222 RUSSELL STREET MELBOURNE VIC 3000	\$358,000	09-Nov-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: 16 March 2024

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**1807/280 SPENCER STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$350,000** Sold Date **30-Dec-23**

Distance **0.31km**



**2514/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price Sold Date **20-Nov-23**

Distance **1.46km**



**1105/222 RUSSELL STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$358,000** Sold Date **09-Nov-23**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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