

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

2401/220 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 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

2308/639 LONSDALE STREET MELBOURNE VIC 3000	\$440,000	12-Nov-22
3005/568-580 COLLINS STREET MELBOURNE VIC 3000	\$401,000	10-Nov-22
33-43 BATMAN STREET WEST MELBOURNE VIC 3003	\$435,500	17-Mar-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: 28 March 2023



**2308/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$440,000** Sold Date **12-Nov-22**

Distance **0.05km**

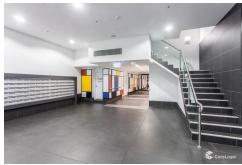


**3005/568-580 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$401,000** Sold Date **10-Nov-22**

Distance **0.37km**



**33-43 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$435,500** Sold Date **17-Mar-23**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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