

# 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

1915/220 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 \$478,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2022

to 31/03/2022

Source REIV

### 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 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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 2709/8 Sutherland St MELBOURNE 3000 | \$478,000 | 29/03/2022   |
| 2 | 1010/118 Franklin St MELBOURNE 3000 | \$462,000 | 16/02/2022   |
| 3 | 1303/45 Clarke St SOUTHBANK 3006    | \$460,000 | 25/02/2022   |

**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 six months.~~

This Statement of Information was prepared on:

12/05/2022 13:26



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$478,000  
**Median Unit Price**  
 March quarter 2022: \$580,000

## Comparable Properties

2709/8 Sutherland St MELBOURNE 3000 (VG) **Agent Comments**

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**Price:** \$478,000  
**Method:** Sale  
**Date:** 29/03/2022  
**Property Type:** Flat/Unit/Apartment (Res)



1010/118 Franklin St MELBOURNE 3000 (REI/VG) **Agent Comments**

 2  
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**Price:** \$462,000  
**Method:** Private Sale  
**Date:** 16/02/2022  
**Property Type:** Apartment



1303/45 Clarke St SOUTHBANK 3006 (REI/VG) **Agent Comments**

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**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 25/02/2022  
**Property Type:** Apartment

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