Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode: 3601/288 Spencer St, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: | or range between: $510,000 | & $540,000

Median sale price

Median price: $ 570,000 | *House: | *unit: X | Suburb or locality: MELBOURNE

Period - From: 2017 Q1 | to: 2017 Q3 | Source: REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 902/87 Franklin Street, Melbourne	$580,000	04/11/2017
2. 5/27 Flinders Lane, Melbourne	$575,000	25/11/2017
3. 908/135 A'Beckett Street, Melbourne	$525,000	24/11/2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.