

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

1918/220 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$438,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2022

to

31/12/2022

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	1107/380 Little Lonsdale St MELBOURNE 3000	\$438,000	03/01/2023
2	1005/296 Little Lonsdale St MELBOURNE 3000	\$438,000	07/02/2023
3	2202/568 Collins St MELBOURNE 3000	\$420,000	16/12/2022

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:

01/03/2023 17:11



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$438,000

Median Unit Price
December quarter 2022: \$530,000

Comparable Properties



1107/380 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI/VG)



Price: \$438,000
Method: Private Sale
Date: 03/01/2023
Property Type: Apartment
Land Size: 66 sqm approx



1005/296 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI)



Price: \$438,000
Method: Private Sale
Date: 07/02/2023
Property Type: Apartment



2202/568 Collins St MELBOURNE 3000 Agent Comments
(REI/VG)



Price: \$420,000
Method: Private Sale
Date: 16/12/2022
Property Type: Apartment

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