

# 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 601/392 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 \$\* 632,000.00

or range between \$\*

&

\$

### Median sale price

Median price \$600,000.00

Property type unit

Suburb West Melbourne

Period - From 2018 Q3

to

2019 Q2

Source REIV

### Comparable property sales

**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 1101/392 Spencer Street, West Melbourne	\$630,000.00	05 Sep 2019
2 3/44 Chetwynd Street, West Melbourne	\$609,000.00	19 Jun 2019
3 404/135 Roden Street, West Melbourne	\$680,000.00	03 May 2019

**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: 16/09/2019