

# 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 4102/220 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 \$558,000

### Median sale price

Median price \$520,500

Property Type Unit

Suburb Melbourne

Period - From 01/04/2022

to 30/06/2022

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	3107/618 Lonsdale St MELBOURNE 3000	\$572,500	01/03/2022
2	1911/220 Spencer St MELBOURNE 3000	\$570,300	21/07/2022
3	4803/568 Collins St MELBOURNE 3000	\$537,500	12/07/2022

**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:

22/08/2022 12:34



**Property Type:** Car Park/Car Space (Res)

**Agent Comments**

**Indicative Selling Price**

\$558,000

**Median Unit Price**

June quarter 2022: \$520,500

## Comparable Properties



**3107/618 Lonsdale St MELBOURNE 3000 (REI/VG)**

**Agent Comments**



**Price:** \$572,500

**Method:** Private Sale

**Date:** 01/03/2022

**Property Type:** Apartment



**1911/220 Spencer St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$570,300

**Method:** Private Sale

**Date:** 21/07/2022

**Property Type:** Apartment



**4803/568 Collins St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$537,500

**Method:** Private Sale

**Date:** 12/07/2022

**Rooms:** 3

**Property Type:** House

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