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: 1101/392 Spencer Street, West Melbourne VIC 3000

Indicative selling price

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

Single price: $ 632,000 or range between: _____ & _____

Median sale price

Median price: $570,000 *House: _____ *unit: x Suburb or locality: Melbourne VIC 3000

Period - From: 2018 Q2 to: 2019 Q1 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. 3/28 Ireland St, West Melbourne	$738,000	23 May 2019
2. 404/135 Roden St, West Melbourne	$680,000	03 May 2019
3. 407/145 Roden St, West Melbourne	$720,000	14 Mar 2019

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*.