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: 2002/220 Spencer Street, Melbourne VIC 3000

Indicative selling price

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

Single price $ | or range between $580,000 | & $630,000

Median sale price

Median price $578,000 | *House | *unit x | Suburb or locality MELBOURNE

Period - From 2017Q1 | to 2018Q1 | 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. 35/220 Spencer Street, Melbourne	$650,000	02/03/2018
2. 1404/601 Little Lonsdale St, Melbourne	$634,000	19/12/2017
3. 1704/601 Little Lonsdale St, Melbourne	$640,000	01/12/2017

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*.