

# 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

1069/35 Spring 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 \$655,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2022

to 31/03/2022

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	301/130 Flinders St MELBOURNE 3000	\$655,000	01/03/2022
2	56 Regent St RICHMOND 3121	\$644,000	17/02/2022
3	1008/35 Spring St MELBOURNE 3000	\$640,000	19/05/2022

**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:

28/06/2022 14:53



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$655,000  
**Median Unit Price**  
March quarter 2022: \$580,000

## Comparable Properties

**301/130 Flinders St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$655,000  
**Method:** Sale  
**Date:** 01/03/2022  
**Property Type:** Flat/Unit/Apartment (Res)



**56 Regent St RICHMOND 3121 (REI/VG)** Agent Comments



**Price:** \$644,000  
**Method:** Private Sale  
**Date:** 17/02/2022  
**Property Type:** House (Res)



**1008/35 Spring St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 19/05/2022  
**Property Type:** Apartment

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