

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

1709/220 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$330,000

 &

\$360,000

Median sale price

Median price

\$560,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

28/10/2023

 to

27/10/2024

 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	2012/220 Spencer St MELBOURNE 3000	\$360,000	01/08/2024
2	2214/220 Spencer St MELBOURNE 3000	\$340,000	12/07/2024
3	1909/220 Spencer St MELBOURNE 3000	\$360,000	07/05/2024

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:

28/10/2024 11:39



1 bed 1 bathroom 0 car

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

28/10/2023 - 27/10/2024: \$560,000

Comparable Properties



2012/220 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bathroom - car

Price: \$360,000

Method: Private Sale

Date: 01/08/2024

Property Type: Apartment



2214/220 Spencer St MELBOURNE 3000 (VG)

Agent Comments

1 bed - bathroom - car

Price: \$340,000

Method: Sale

Date: 12/07/2024

Property Type: Flat/Unit/Apartment (Res)



1909/220 Spencer St MELBOURNE 3000 (VG)

Agent Comments

1 bed - bathroom - car

Price: \$360,000

Method: Sale

Date: 07/05/2024

Property Type: Strata Unit/Flat