

# 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 3601/220 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)

Range between \$480,000 & \$495,000

### Median sale price

Median price \$563,500 Property Type Unit Suburb Melbourne

Period - From 03/10/2023 to 02/10/2024 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	1611/283 City Rd SOUTHBANK 3006	\$485,000	06/06/2024
2	1401/283 City Rd SOUTHBANK 3006	\$495,000	08/05/2024
3	3511/80 Abeckett St MELBOURNE 3000	\$480,000	04/04/2024

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: 03/10/2024 08:47



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$495,000

Median Unit Price

03/10/2023 - 02/10/2024: \$563,500

## Comparable Properties



1611/283 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 06/06/2024

Property Type: Apartment



1401/283 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 08/05/2024

Property Type: Apartment



3511/80 Abeckett St MELBOURNE 3000 (REI/VG) Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 04/04/2024

Property Type: Apartment

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