

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

Single price \$500,000

Median sale price

Median price \$542,000

Property Type Unit

Suburb Melbourne

Period - From 18/04/2023

to 17/04/2024

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	2609/639 Lonsdale St MELBOURNE 3000	\$518,000	16/01/2024
2	3510/220 Spencer St MELBOURNE 3000	\$518,000	08/12/2023
3	199 William St MELBOURNE 3000	\$510,000	09/01/2024

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:

18/04/2024 10:54



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000

Median Unit Price

18/04/2023 - 17/04/2024: \$542,000

Comparable Properties



2609/639 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$518,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment



3510/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$518,000

Method: Private Sale

Date: 08/12/2023

Property Type: Apartment



199 William St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$510,000

Method: Private Sale

Date: 09/01/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951