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 | 3601/220 Spencer Street, Melbourne Vic 3000 |
|----------------------|---|
| Including suburb and | · |
| postcode | |
| | |

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 | Pro | perty Type Ur | nit | | Suburb | Melbourne |
|---------------|------------|-----|---------------|-----|------|--------|-----------|
| Period - From | 18/04/2023 | to | 17/04/2024 | Sc | urce | 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

| Add | dress 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 comparableproperties 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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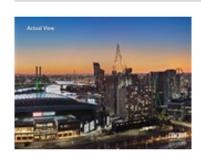




Property Type: Apartment Agent Comments

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)

(KE#VO) |-----| 2 |

6

Price: \$518,000 Method: Private Sale Date: 16/01/2024

Property Type: Apartment

Agent Comments

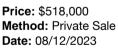








Agent Comments



Property Type: Apartment



199 William St MELBOURNE 3000 (REI)

1 2



Agent Comments

Price: \$510,000 **Method:** Private Sale **Date:** 09/01/2024

Property Type: Apartment

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



