

4507/220 Spencer Street, Melbourne Vic 3000



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$295,000 - \$310,000
Median Unit Price
March quarter 2017: \$532,500

Comparable Properties

1407/60 Market St MELBOURNE 3000 (VG)

Agent Comments



Price: \$285,000
Method: Sale
Date: 14/12/2016
Rooms: -
Property Type: Serviced Apartments/Holiday Units (Res)



2612/288 Spencer St MELBOURNE 3000 (VG)

Agent Comments



Price: \$265,000
Method: Sale
Date: 24/12/2016
Rooms: -
Property Type: Strata Unit/Flat

1407/220 Spencer St MELBOURNE 3000 (VG)

Agent Comments



Price: \$250,094
Method: Sale
Date: 07/12/2016
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

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

4507/220 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$295,000

&

\$310,000

Median sale price

Median price

\$532,500

Unit

X

Suburb

Melbourne

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1407/60 Market St MELBOURNE 3000	\$285,000	14/12/2016
2612/288 Spencer St MELBOURNE 3000	\$265,000	24/12/2016
1407/220 Spencer St MELBOURNE 3000	\$250,094	07/12/2016