#### 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	817/220 Spencer Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$575,000	&	\$632,500

## Median sale price

Median price	\$567,500	Hou	se	Unit	Х			Suburb	Melbourne
Period - From	01/10/2017	to	31/12/2017		Sour	се	REIV		

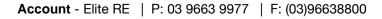
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	3911/220 Spencer St MELBOURNE 3000	\$650,000	28/10/2017
2	3517/220 Spencer St MELBOURNE 3000	\$645,000	06/10/2017
3	3313/220 Spencer St MELBOURNE 3000	\$585,000	15/11/2017

#### OR

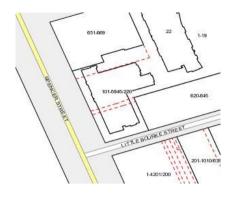
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Property Type: Strata Unit/Flat Land Size: 81 sqm approx

Agent Comments plus 1 storage

**Indicative Selling Price** \$575,000 - \$632,500 **Median Unit Price** December quarter 2017: \$567,500

# Comparable Properties



3911/220 Spencer St MELBOURNE 3000

(REI/VG)

**-**2

Price: \$650,000 Method: Auction Sale Date: 28/10/2017 Rooms: 6

Property Type: Apartment

**Agent Comments** 

3517/220 Spencer St MELBOURNE 3000 (VG)

**1** 2

Price: \$645,000 Method: Sale Date: 06/10/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

**Agent Comments** 

3313/220 Spencer St MELBOURNE 3000 (VG)

**-**2

Price: \$585,000 Method: Sale Date: 15/11/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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