

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

709/280 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$240,000

Median sale price

Median price

\$480,000

House

Unit

X

Suburb

Melbourne

Period - From

01/10/2018

to

31/12/2018

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	408/220 Spencer St MELBOURNE 3000	\$289,000	12/09/2018
2	706/220 Spencer St MELBOURNE 3000	\$275,000	17/12/2018
3	2408/288 Spencer St MELBOURNE 3000	\$253,000	26/09/2018

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.

709/280 Spencer Street, Melbourne Vic 3000



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$240,000
Median Unit Price
December quarter 2018: \$480,000

Comparable Properties



408/220 Spencer St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$289,000
Method: Private Sale
Date: 12/09/2018
Rooms: 2
Property Type: Apartment
Land Size: 45 sqm approx

706/220 Spencer St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$275,000
Method: Sale
Date: 17/12/2018
Rooms: -
Property Type: Strata Unit/Flat



2408/288 Spencer St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$253,000
Method: Sale
Date: 26/09/2018
Rooms: -
Property Type: Strata Unit/Flat