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	710/280 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 $470,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2018 to 30/06/2019 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	1411/480 Collins St MELBOURNE 3000	$260,000	27/06/2019
2	308/488 Swanston St CARLTON 3053	$258,000	06/05/2019
3	607/181 Abeckett St MELBOURNE 3000	$240,000	10/07/2019

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: 01/10/2019 16:33

710/280 Spencer Street, Melbourne Vic 3000



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$240,000
Median Unit Price
Year ending June 2019: $470,000

Comparable Properties



1411/480 Collins St MELBOURNE 3000 (REI/VG)

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Price: $260,000
Method: Private Sale
Date: 27/06/2019
Property Type: Apartment

Agent Comments

308/488 Swanston St CARLTON 3053 (VG)

1 - -

Price: $258,000
Method: Sale
Date: 06/05/2019
Property Type: Strata Unit/Flat

Agent Comments

607/181 Abeckett St MELBOURNE 3000 (VG)

1 - -

Price: $240,000
Method: Sale
Date: 10/07/2019
Property Type: Strata Unit/Flat

Agent Comments

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

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.