

## 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

Spencer Street Melbourne VIC 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price	or range between	\$740,000	&	\$780,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$438,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Nov 2018	to	31 Oct 2019	Source	Corelogic

#### 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 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
205/601-611 Little Collins Street Melbourne VIC 3000	\$771,500	08-Jun-19
703/60 Lorimer Street Docklands VIC 3008	\$725,000	13-Aug-19

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 6 months.

This Statement of Information was prepared on: 19 November 2019