

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

2117/220 Spencer Street Melbourne VIC 3000

Indicative selling price

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

Single Price

or range
between

\$625,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

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

1G/8 Waterside Place Docklands VIC 3008	\$640,000	15-Sep-20
205/1-19 Bouverie Street Carlton VIC 3053	\$635,000	31-Jul-20
176/99 Whiteman Street Southbank VIC 3006	\$634,000	12-Aug-20

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.~~

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**1G/8 Waterside Place Docklands
VIC 3008**

Sold Price

^{RS} **\$640,000**

Sold Date

15-Sep-20

2 2 1

Distance

1.12km



**205/1-19 Bouverie Street Carlton
VIC 3053**

Sold Price

^{RS} **\$635,000**

Sold Date

31-Jul-20

2 2 1

Distance

1.22km



**176/99 Whiteman Street Southbank
VIC 3006**

Sold Price

^{RS} **\$634,000**

Sold Date

12-Aug-20

2 2 1

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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