

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

1302/200 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2019

to

31 Oct 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

715/8 Marmion Place Docklands VIC 3008	\$475,000	18-Sep-20
133-139 City Road Southbank VIC 3006	\$480,000	17-Oct-20
1114/22-24 Jane Bell Lane Melbourne VIC 3000	\$500,000	08-Sep-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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715/8 Marmion Place Docklands VIC 3008 Sold Price **\$475,000** Sold Date **18-Sep-20**

2 1 1

Distance **1.01km**



133-139 City Road Southbank VIC 3006 Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **17-Oct-20**

2 1 1

Distance **1.21km**



1114/22-24 Jane Bell Lane Melbourne VIC 3000 Sold Price **\$500,000** Sold Date **08-Sep-20**

2 1 1

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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