

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

1209/200 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2020

to

28 Feb 2021

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

1813/22-24 Jane Bell Lane Melbourne VIC 3000	\$410,000	05-Nov-20
1 Cullens Lane North Melbourne VIC 3051	\$415,000	13-Jan-21
1303/65 Coventry Street Southbank VIC 3006	\$400,000	31-Oct-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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**1813/22-24 Jane Bell Lane
Melbourne VIC 3000**

1 1 1

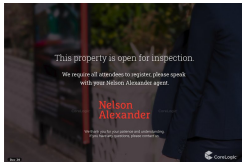
Sold Price

\$410,000

Sold Date **05-Nov-20**

Distance

1.27km



1 Cullens Lane North Melbourne VIC 3051

1 1 1

Sold Price

\$415,000

Sold Date **13-Jan-21**

Distance

1.63km



1303/65 Coventry Street Southbank VIC 3006

1 1 1

Sold Price

\$400,000

Sold Date **31-Oct-20**

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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