

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

1210/220 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2019

to

31 Jul 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

104/173 City Road Southbank VIC 3006	\$528,000	30-Jun-20
163/38 Kavanagh Street Southbank VIC 3006	\$515,000	18-May-20
6B/66 Montague Street South Melbourne VIC 3205	\$520,000	01-Jun-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.~~

This Statement of Information was prepared on: 03 August 2020



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104/173 City Road Southbank VIC 3006

Sold Price

RS

\$528,000

Sold Date

30-Jun-20

2 1 1

Distance

1.3km



163/38 Kavanagh Street Southbank VIC 3006

Sold Price

\$515,000

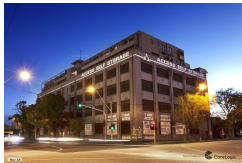
Sold Date

18-May-20

2 1 1

Distance

1.32km



6B/66 Montague Street South Melbourne VIC 3205

Sold Price

\$520,000

Sold Date

01-Jun-20

2 1 1

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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