

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

1214/200 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

\$410,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2020

to

31 Jul 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

2006/2-16 Newquay Promenade Docklands VIC 3008	\$420,000	16-Jun-21
1509/15 Caravel Lane Docklands VIC 3008	\$427,500	07-May-21
502/152-166 Sturt Street Southbank VIC 3006	\$410,000	10-May-21

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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**2006/2-16 Newquay Promenade
Docklands VIC 3008**

1 1 1

Sold Price

^{RS} **\$420,000**

Sold Date

16-Jun-21

Distance

0.89km



**1509/15 Caravel Lane Docklands
VIC 3008**

1 1 1

Sold Price

\$427,500

Sold Date

07-May-21

Distance

1km



**502/152-166 Sturt Street Southbank
VIC 3006**

1 1 1

Sold Price

\$410,000

Sold Date

10-May-21

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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