

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

1810/200 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2019

to

30 Nov 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

3206/200 Spencer Street Melbourne VIC 3000	\$600,000	24-Nov-20
1407/555 Flinders Street Melbourne VIC 3000	\$630,000	15-Oct-20
7/135 Roden Street West Melbourne VIC 3003	\$625,000	29-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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**3206/200 Spencer Street
Melbourne VIC 3000**

2 1 1

Sold Price

^{RS}

\$600,000

Sold Date **24-Nov-20**

Distance

-



**1407/555 Flinders Street Melbourne
VIC 3000**

2 1 1

Sold Price

^{RS}

\$630,000

Sold Date **15-Oct-20**

Distance

0.6km



**7/135 Roden Street West
Melbourne VIC 3003**

2 1 1

Sold Price

^{RS}

\$625,000

Sold Date **29-Oct-20**

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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