

## 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

2009/288 Spencer Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$265,000

&

\$285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2020

to

31 May 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

804/280 Spencer Street Melbourne VIC 3000	\$275,000	28-Apr-21
1506/280 Spencer Street Melbourne VIC 3000	\$320,000	19-Feb-21
2312/288 Spencer Street Melbourne VIC 3000	\$255,000	17-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.~~

This Statement of Information was prepared on: 01 June 2021



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**804/280 Spencer Street Melbourne VIC 3000** Sold Price <sup>RS</sup> **\$275,000** Sold Date **28-Apr-21**

1 1 -

Distance **0.03km**



**1506/280 Spencer Street Melbourne VIC 3000** Sold Price **\$320,000** Sold Date **19-Feb-21**

1 1 -

Distance **0.03km**



**2312/288 Spencer Street Melbourne VIC 3000** Sold Price <sup>RS</sup> **\$255,000** Sold Date **17-May-21**

- 1 -

Distance **-**

RS = Recent sale      UN = Undisclosed Sale

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