

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

3718/220 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2020

to

30 Nov 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

3112/639 Lonsdale Street Melbourne VIC 3000	\$560,000	08-Jul-21
1608/668 Bourke Street Melbourne VIC 3000	\$580,000	04-Aug-21
1106/38 Rose Lane Melbourne VIC 3000	\$575,000	14-Aug-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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**3112/639 Lonsdale Street
Melbourne VIC 3000**

2 2 1

Sold Price **\$560,000** Sold Date **08-Jul-21**

Distance **0.05km**



**1608/668 Bourke Street Melbourne
VIC 3000**

2 2 1

Sold Price **\$580,000** Sold Date **04-Aug-21**

Distance **0.11km**



**1106/38 Rose Lane Melbourne VIC
3000**

2 2 1

Sold Price **\$575,000** Sold Date **14-Aug-21**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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