

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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 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

| | | |
|--|-----------|-----------|
| 3813/220 Spencer Street Melbourne VIC 3000 | \$580,999 | 26-May-21 |
| 2809/200 Spencer Street Melbourne VIC 3000 | \$585,000 | 24-Apr-21 |
| 4401/462 Elizabeth Street Melbourne VIC 3000 | \$585,000 | 17-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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3813/220 Spencer Street Melbourne VIC 3000

2 2 1

Sold Price **\$580,999** Sold Date **26-May-21**

Distance -



2809/200 Spencer Street Melbourne VIC 3000

2 2 1

Sold Price **\$585,000** Sold Date **24-Apr-21**

Distance **0.11km**



4401/462 Elizabeth Street Melbourne VIC 3000

2 2 1

Sold Price

Sold Date **17-Aug-21**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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