

## 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

1005/200 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

\$550,000

&

\$570,000

### 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

1008/668 Bourke Street Melbourne VIC 3000	\$561,000	20-Jul-21
177/480 La Trobe Street West Melbourne VIC 3003	\$565,000	13-Oct-21
906/55 Merchant Street Docklands VIC 3008	\$555,000	29-Jun-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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**1008/668 Bourke Street Melbourne  
VIC 3000**

2 1 1

Sold Price

<sup>RS</sup> **\$561,000**

Sold Date

**20-Jul-21**

Distance

**0.06km**



**177/480 La Trobe Street West  
Melbourne VIC 3003**

2 1 1

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date

**13-Oct-21**

Distance

**0.46km**



**906/55 Merchant Street Docklands  
VIC 3008**

2 1 1

Sold Price

**\$555,000**

Sold Date

**29-Jun-21**

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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