

1206/280 Spencer Street, Melbourne Vic 3000



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$330,000 - \$340,000  
**Median Unit Price**  
March quarter 2017: \$532,500

## Comparable Properties



**1609/565 Flinders St MELBOURNE 3000 (REI)** [Agent Comments](#)

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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 05/04/2017  
**Rooms:** 2  
**Property Type:** Apartment



**1021/555 Flinders St MELBOURNE 3000 (VG)** [Agent Comments](#)

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**Price:** \$326,000  
**Method:** Sale  
**Date:** 27/03/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**1411/565 Flinders St MELBOURNE 3000 (REI)** [Agent Comments](#)

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**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 10/05/2017  
**Rooms:** 2  
**Property Type:** Apartment

## 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 1206/280 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)

Range between \$330,000 & \$340,000

#### Median sale price

Median price \$532,500 Unit X Suburb Melbourne

Period - From 01/01/2017 to 31/03/2017 Source REIV

#### Comparable property sales

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
1609/565 Flinders St MELBOURNE 3000	\$330,000	05/04/2017
1021/555 Flinders St MELBOURNE 3000	\$326,000	27/03/2017
1411/565 Flinders St MELBOURNE 3000	\$325,000	10/05/2017