

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

1004/280 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

4210/220 Spencer Street Melbourne VIC 3000	\$480,000	25-May-20
702/620 Collins Street Melbourne VIC 3000	\$495,000	15-Jun-20
3605/568-580 Collins Street Melbourne VIC 3000	\$485,000	15-Jul-20

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: 13 November 2020

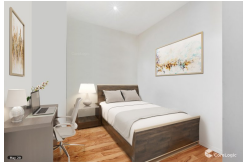


**4210/220 Spencer Street
Melbourne VIC 3000**

 2  1  1

Sold Price **\$480,000** Sold Date **25-May-20**

Distance **0.19km**

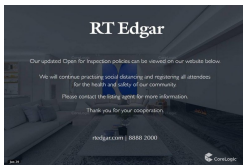


**702/620 Collins Street Melbourne
VIC 3000**

 2  1  1

Sold Price **\$495,000** Sold Date **15-Jun-20**

Distance **0.56km**



**3605/568-580 Collins Street
Melbourne VIC 3000**

 2  1  1

Sold Price **\$485,000** Sold Date **15-Jul-20**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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