

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

2710/200 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

1705/668 Bourke Street Melbourne VIC 3000	\$605,000	12-May-19
122/33 Jeffcott Street West Melbourne VIC 3003	\$628,600	22-Jul-19
250 Elizabeth Street Melbourne VIC 3000	\$600,000	26-Aug-19

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: 06 November 2019