

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

3206/200 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

or range
between

\$600,000

&

\$630,000

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

1407/555 Flinders Street Melbourne VIC 3000	\$630,000	15-Oct-20
402/150 Dudley Street West Melbourne VIC 3003	\$600,000	26-Jun-20
807/1 Encounter Way Docklands VIC 3008	\$615,000	02-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.~~

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1407/555 Flinders Street Melbourne VIC 3000

2 1 1

Sold Price ^{RS} **\$630,000** Sold Date **15-Oct-20**

Distance **0.61km**



402/150 Dudley Street West Melbourne VIC 3003

2 1 1

Sold Price **\$600,000** Sold Date **26-Jun-20**

Distance **0.78km**



807/1 Encounter Way Docklands VIC 3008

2 1 1

Sold Price **\$615,000** Sold Date **02-Jul-20**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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