

## 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

1302/200 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

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2019

to

31 May 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

2007/620 Collins Street Melbourne VIC 3000	\$540,000	24-Mar-20
22/44 Chetwynd Street West Melbourne VIC 3003	\$540,000	23-Apr-20
707N/883 Collins Street Docklands VIC 3008	\$550,000	16-Apr-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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**2007/620 Collins Street Melbourne VIC 3000**

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date **24-Mar-20**

2 1 1

Distance **0.3km**



**22/44 Chetwynd Street West Melbourne VIC 3003**

Sold Price

**\$540,000**

Sold Date **23-Apr-20**

2 1 1

Distance **1.01km**



**707N/883 Collins Street Docklands VIC 3008**

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date **16-Apr-20**

2 1 1

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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