

## 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

3614/220 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

\$358,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2019

to

30 Nov 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

4009/568-580 Collins Street Melbourne VIC 3000	\$362,000	01-Dec-20
214/65 Dudley Street West Melbourne VIC 3003	\$375,000	31-Jul-20
1123/555 Flinders Street Melbourne VIC 3000	\$350,000	24-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: 10 December 2020



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**4009/568-580 Collins Street  
Melbourne VIC 3000**

1 1 -

Sold Price <sup>RS</sup> **\$362,000** Sold Date **01-Dec-20**

Distance **0.38km**



**214/65 Dudley Street West  
Melbourne VIC 3003**

1 1 -

Sold Price **\$375,000** Sold Date **31-Jul-20**

Distance **0.61km**



**1123/555 Flinders Street Melbourne  
VIC 3000**

1 1 -

Sold Price **\$350,000** Sold Date **24-Jul-20**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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