

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

2215/220 Spencer Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$700,000

Median sale price

Median price

\$480,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2022

to

30/06/2023

Source

REIV

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 six 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
1	4705/245 City Rd SOUTHBANK 3006	\$700,000	03/05/2023
2	409/112 Adderley St WEST MELBOURNE 3003	\$700,000	08/03/2023
3	4508/45 Clarke St SOUTHBANK 3006	\$700,000	18/03/2023

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 six months.~~

This Statement of Information was prepared on:

19/07/2023 10:08



Property Type: Apartment

Agent Comments

Comparable Properties



4705/245 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 03/05/2023

Rooms: 4

Property Type: Apartment



409/112 Adderley St WEST MELBOURNE 3003 (VG)

Agent Comments



Price: \$700,000

Method: Sale

Date: 08/03/2023

Property Type: Flat/Unit/Apartment (Res)



4508/45 Clarke St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 18/03/2023

Property Type: Apartment