Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2215/220 Spencer Street, Melbourne Vic 3000
Including suburb and	'
postcode	

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	Pro	operty Type Un	it	;	Suburb	Melbourne
Period - From 01/07/2022	to	30/06/2023	So	urce	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

Add	dress 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 comparableproperties 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



McGrath

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Indicative Selling Price \$700,000 Median Unit Price Year ending June 2023: \$480,000





Comparable Properties



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

1 2 **-** 2 **-** 4

Price: \$700,000 Method: Private Sale Date: 03/05/2023 Rooms: 4

Property Type: Apartment

409/112 Adderley St WEST MELBOURNE 3003 Agent Comments

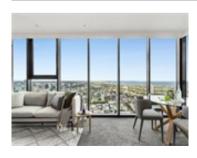
Agent Comments

(VG)

2 - **A**

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

1 2 **1** 2 **1** 3

Price: \$700,000 Method: Private Sale Date: 18/03/2023

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



