

## 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

3304/200 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

\$415,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2021

to

31 Dec 2021

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

2508/200 Spencer Street Melbourne VIC 3000	\$410,000	09-Feb-21
1806/25 Wills Street Melbourne VIC 3000	-	27-Sep-21
716/555 Flinders Street Melbourne VIC 3000	\$430,000	21-May-21

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 January 2022



**2508/200 Spencer Street  
Melbourne VIC 3000**

Sold Price

**\$410,000**

Sold Date

**09-Feb-21**



1



1



1

Distance

-



**1806/25 Wills Street Melbourne VIC 3000**

Sold Price

- Sold Date

**27-Sep-21**



2



1



1

Distance

**0.68km**



**716/555 Flinders Street Melbourne  
VIC 3000**

Sold Price

**\$430,000**

Sold Date

**21-May-21**



1



2



1

Distance

**0.61km**



**1610/668 Bourke Street Melbourne  
VIC 3000**

Sold Price

**\$435,000**

Sold Date

**03-Mar-21**



1



1



1

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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