



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 902/280 Spencer Street, Melbourne, 3000

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

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
1301/555 Flinders St MELBOURNE 3000	\$333,000.00	4/01/2023
1005/280 Spencer St MELBOURNE 3000	\$330,000.00	4/12/2022
304/145 Roden St WEST MELBOURNE 3003	\$320,000.00	18/01/2023

This Statement of Information was prepared on: