

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

2302/200 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$509,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 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	4210/220 Spencer St MELBOURNE 3000	\$515,000	05/06/2024
2	904/270 King St MELBOURNE 3000	\$545,000	22/05/2024
3	3012/618 Lonsdale St MELBOURNE 3000	\$535,000	16/05/2024

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:

13/11/2024 13:06



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
September quarter 2024: \$509,000

Comparable Properties



4210/220 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 05/06/2024
Property Type: Apartment



904/270 King St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 22/05/2024
Property Type: Apartment



3012/618 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 16/05/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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