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	2302/200 Spencer Street, Melbourne Vic 3000
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$500,000	&	\$550,000
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Median sale price

Median price	\$509,000	Pro	perty Type	Jnit]	Suburb	Melbourne
Period - From	01/07/2024	to	30/09/2024	So	ource	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	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 comparableproperties 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

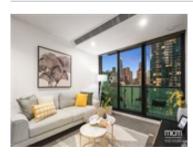


904/270 King St MELBOURNE 3000 (REI/VG)

Agent Comments

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

Property Type: Apartment



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

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

Property Type: Apartment

Agent Comments

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



