

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

3505A/260 SPENCER STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

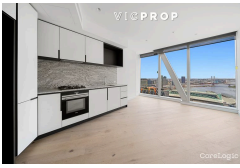
Date of sale

3102A/260 SPENCER STREET MELBOURNE VIC 3000	\$450,000	-
5408/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$472,800	08-Nov-23
203/368 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$445,000	05-Jan-24

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: 12 April 2024



**3102A/260 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price **\$450,000** Sold Date -

1 1 -

Distance -



**5408/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price **\$472,800** Sold Date **08-Nov-23**

1 1 1

Distance **1.01km**



**203/368 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

Sold Price **\$445,000** Sold Date **05-Jan-24**

1 1 1

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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