

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

2406/220 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

\$260,000

&

\$265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 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

1004/618 Lonsdale Street Melbourne VIC 3000	\$268,500	15-Mar-21
3404/618 Lonsdale Street Melbourne VIC 3000	\$280,000	01-Mar-21
804/280 Spencer Street Melbourne VIC 3000	\$275,000	20-Apr-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: 01 July 2021

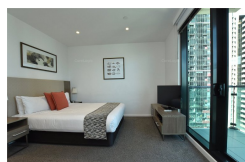


**1004/618 Lonsdale Street
Melbourne VIC 3000**

 1  1  -

Sold Price **\$268,500** Sold Date **15-Mar-21**

Distance **0.12km**



**3404/618 Lonsdale Street
Melbourne VIC 3000**

 1  1  -

Sold Price **\$280,000** Sold Date **01-Mar-21**

Distance **0.12km**



**804/280 Spencer Street Melbourne
VIC 3000**

 1  1  -

Sold Price **\$275,000** Sold Date **20-Apr-21**

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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