



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 1807/280 Spencer Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$351,000.00 & \$379,000.00

Median sale price

Median price \$411,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Dec 2022 to Nov 2023 Source Corelogic

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
1804/280 SPENCER STREET MELBOURNE VIC 3000	\$357,500.00	22/08/2023
1302/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$365,000.00	8/08/2023
302/368 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$375,000.00	26/11/2023

This Statement of Information was prepared on: Friday 22nd December 2023