

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

2102/280 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

5809/135 A'BECKETT STREET MELBOURNE VIC 3000	\$540,000	13-Mar-22
2308/668 BOURKE STREET MELBOURNE VIC 3000	\$567,500	25-Feb-22
135/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$565,000	03-Dec-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 2022

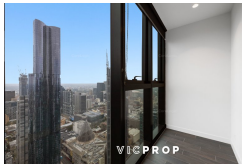


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**5809/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$540,000** Sold Date **13-Mar-22**

Distance -



**2308/668 BOURKE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$567,500** Sold Date **25-Feb-22**

Distance -



**135/538 LITTLE LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$565,000** Sold Date **03-Dec-21**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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