

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

2709/288 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

\$270,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

2812/288 SPENCER STREET MELBOURNE VIC 3000	\$325,000	27-Mar-24
2801/288 SPENCER STREET MELBOURNE VIC 3000	\$310,000	19-Apr-24
GROUND FLOOR/100 EXHIBITION STREET MELBOURNE VIC 3000	\$285,000	05-Jul-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: 13 September 2024


**2812/288 SPENCER STREET
MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$325,000** Sold Date **27-Mar-24**

 Distance **0km**

**2801/288 SPENCER STREET
MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$310,000** Sold Date **19-Apr-24**

 Distance **0km**

**GROUND FLOOR/100 EXHIBITION
STREET MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$285,000** Sold Date **05-Jul-24**

 Distance **1.71km**

RS = Recent sale UN = Undisclosed Sale

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