

## 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

903/392 SPENCER STREET WEST MELBOURNE VIC 3003

### Indicative selling price

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

Single Price

or range  
between

\$286,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

105/429 SPENCER STREET WEST MELBOURNE VIC 3003	\$292,000	17-Jul-24
2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$288,000	08-Feb-24
809/253 FRANKLIN STREET MELBOURNE VIC 3000	\$300,000	03-Apr-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: 01 August 2024



**105/429 SPENCER STREET WEST  
MELBOURNE VIC 3003**

1 1 -

Sold Price

<sup>RS</sup>

**\$292,000**

Sold Date

**17-Jul-24**

Distance

**0.12km**



**2305/557-561 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$288,000**

Sold Date

**08-Feb-24**

Distance

**0.45km**



**809/253 FRANKLIN STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$300,000**

Sold Date

**03-Apr-24**

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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