

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

807/200 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2021

to

31 Jul 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

1304/200 SPENCER STREET MELBOURNE VIC 3000	\$405,000	02-Mar-22
2209/8 DOWNIE STREET MELBOURNE VIC 3000	\$409,999	13-Mar-22
407/501-503 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$363,000	01-Apr-22

OR

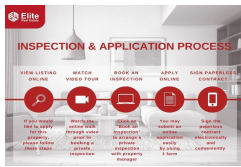
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 August 2022

Vanna Taing

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1304/200 SPENCER STREET MELBOURNE VIC 3000

 Sold Price **\$405,000** Sold Date **02-Mar-22**

1 1 1

 Distance **0km**


2209/8 DOWNIE STREET MELBOURNE VIC 3000

 Sold Price **\$409,999** Sold Date **13-Mar-22**

1 1 1

 Distance **0.52km**


407/501-503 LITTLE COLLINS STREET MELBOURNE VIC 3000

 Sold Price **\$363,000** Sold Date **01-Apr-22**

1 1 1

 Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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