

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

1005/200 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2021

to

31 Mar 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

401/668 BOURKE STREET MELBOURNE VIC 3000

\$540,000

21-Feb-22

1808/677 LA TROBE STREET DOCKLANDS VIC 3008

\$540,000

23-Nov-21

1406/8 WATERVIEW WALK DOCKLANDS VIC 3008

\$530,000

06-Feb-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: 09 April 2022



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**401/668 BOURKE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$540,000** Sold Date **21-Feb-22**

Distance **0.06km**



**1808/677 LA TROBE STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$540,000** Sold Date **23-Nov-21**

Distance **0.55km**



**1406/8 WATERVIEW WALK
DOCKLANDS VIC 3008**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **06-Feb-22**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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