

# 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

2908/288 Spencer Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$230,000

&

\$240,000

### Median sale price

Median price

\$517,400

Property Type

Unit

Suburb

Melbourne

Period - From

28/04/2021

to

27/04/2022

Source

REIV

### 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 six 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
1	407/17 Singers La MELBOURNE 3000	\$230,000	01/12/2021
2	3516/350 William St MELBOURNE 3000	\$230,000	01/12/2021
3			

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 six months.~~

This Statement of Information was prepared on:

28/04/2022 11:25



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**407/17 Singers La MELBOURNE 3000 (VG)**

Agent Comments



**Price:** \$230,000

**Method:** Sale

**Date:** 01/12/2021

**Property Type:** Flat/Unit/Apartment (Res)



**3516/350 William St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$230,000

**Method:** Private Sale

**Date:** 01/12/2021

**Property Type:** Apartment

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 six months.