

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

2402/280 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 2706/639 LONSDALE STREET MELBOURNE VIC 3000 | \$561,000 | 19-Jan-24 |
| 2002/200 SPENCER STREET MELBOURNE VIC 3000 | \$550,000 | 22-Apr-24 |
| 105/392 SPENCER STREET WEST MELBOURNE VIC 3003 | \$575,000 | 14-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: 15 May 2024



**2706/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$561,000** Sold Date **19-Jan-24**

Distance **0.19km**



**2002/200 SPENCER STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **\$550,000** Sold Date **22-Apr-24**

Distance **0.27km**



**105/392 SPENCER STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price **\$575,000** Sold Date **14-Apr-24**

Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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