

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$299,000

&

\$328,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

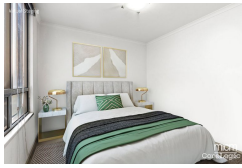
Date of sale

103/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$315,000	28-Nov-23
103A/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$315,000	28-Nov-23
2812/288 SPENCER STREET MELBOURNE VIC 3000	\$325,000	27-Mar-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: 10 April 2024



103/118 DUDLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price

\$315,000

Sold Date **28-Nov-23**

Distance **0.22km**



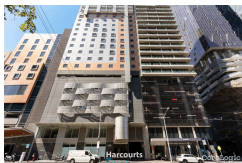
103A/118 DUDLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price

Sold Date **28-Nov-23**

Distance **0.24km**



2812/288 SPENCER STREET MELBOURNE VIC 3000

1 1 1

Sold Price

^{RS} **\$325,000**

Sold Date **27-Mar-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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