

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 3105b/250 Spencer Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$465,000 & \$510,000

Median sale price

Median price \$509,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 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	2703/560 Lonsdale St MELBOURNE 3000	\$475,000	26/09/2024
2	5314/160 Victoria St CARLTON 3053	\$510,000	17/09/2024
3	8201/228 La Trobe St MELBOURNE 3000	\$488,000	15/11/2024

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: 14/01/2025 08:58



1 bed 1 bath 0 car

Property Type:
Land Size: 53 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$510,000
Median Unit Price
September quarter 2024: \$509,000

Comparable Properties



2703/560 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath 0 car

Price: \$475,000
Method:
Date: 26/09/2024
Property Type: Apartment



5314/160 Victoria St CARLTON 3053 (REI)

Agent Comments

1 bed 1 bath 0 car

Price: \$510,000
Method:
Date: 17/09/2024
Property Type: Apartment



8201/228 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bath 0 car

Price: \$488,000
Method: Private Sale
Date: 15/11/2024
Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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