

## 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

610/220 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$415,000

### 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 May 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

2604/11 ROSE LANE MELBOURNE VIC 3000	\$420,000	25-May-21
1910/33 ROSE LANE MELBOURNE VIC 3000	\$410,000	07-May-21
602/33 ROSE LANE MELBOURNE VIC 3000	\$408,000	13-May-21

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: 22 June 2022



**2604/11 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price

**\$420,000**

Sold Date

**25-May-21**

2 1 -

Distance

-



**1910/33 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price

**\$410,000**

Sold Date

**07-May-21**

2 1 -

Distance

-



**602/33 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price

**\$408,000**

Sold Date

**13-May-21**

2 1 -

Distance

-



**4010/220 SPENCER STREET  
MELBOURNE VIC 3000**

Sold Price

**\$400,000**

Sold Date

**26-Aug-21**

2 1 -

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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