



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 4303/220 Spencer Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$580,000.00 & \$638,000.00

Median sale price

Median price \$518,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Apr 2021 to Mar 2022 Source REIV

Comparable property sales

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
3402/462 Elizabeth St MELBOURNE 3000	\$630,000.00	6/04/2022
911N/889 Collins St DOCKLANDS 3008	\$630,000.00	19/02/2022
1H/9 Waterside PI DOCKLANDS 3008	\$628,000.00	5/02/2022

This Statement of Information was prepared on: Thursday 16th June 2022