

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

3505/200 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)

Range between

\$600,000

&

\$640,000

### Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2019

to

31/12/2019

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	1910/200 Spencer St MELBOURNE 3000	\$580,000	15/02/2020
2	1110/200 Spencer St MELBOURNE 3000	\$560,000	30/12/2019
3	2710/200 Spencer St MELBOURNE 3000	\$600,000	20/12/2019

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:

18/02/2020 11:37



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**Property Type:** Unit

**Agent Comments**

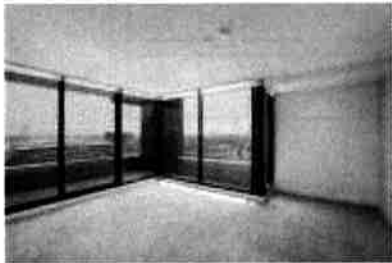
**Indicative Selling Price**

\$600,000 - \$640,000

**Median Unit Price**

December quarter 2019: \$550,000

## Comparable Properties



**1910/200 Spencer St MELBOURNE 3000 (REI)** **Agent Comments**

 2  -  -

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** Apartment



**1110/200 Spencer St MELBOURNE 3000 (REI)** **Agent Comments**

 2  1  1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 30/12/2019

**Rooms:** 3

**Property Type:** Apartment



**2710/200 Spencer St MELBOURNE 3000 (REI)** **Agent Comments**

 2  1  1

**Price:**

**Method:** Private Sale

**Date:** 20/12/2019

**Rooms:** 3

**Property Type:** Flat/Unit/Apartment (Res)