

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	3814/220 Spencer Street, Melbourne, VIC 3000
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Indicative selling price

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

Single Price	\$355,000
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Median sale price

Median price	\$570,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	01/02/2024	to	31/01/2025	Source	realestate.com.au

Comparable property sales

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
1103/23 MACKENZIE STREET, MELBOURNE VIC 3000	\$415,000	12/02/2025
1312/601 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$420,000	05/02/2025
403/16 LIVERPOOL STREET, MELBOURNE VIC 3000	\$438,888	31/01/2025

This Statement of Information was prepared on:	26/02/2025
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