

## 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

3001/260 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,500

Property type

Other

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

|  |             |           |
|--|-------------|-----------|
| 2003A/250 SPENCER STREET MELBOURNE VIC 3000    | \$1,040,000 | 18-Oct-23 |
| 2002/464-466 COLLINS STREET MELBOURNE VIC 3000 | \$1,120,000 | 14-Mar-24 |
|  |             |           |

OR

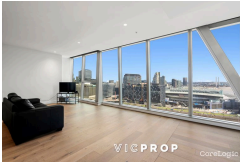
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 April 2024

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**2003A/250 SPENCER STREET  
MELBOURNE VIC 3000**

 3  2  -

Sold Price <sup>RS</sup> **\$1,040,000** <sup>UN</sup> Sold Date **18-Oct-23**

Distance **0.04km**



**2002/464-466 COLLINS STREET  
MELBOURNE VIC 3000**

 3  2  1

Sold Price <sup>RS</sup> **\$1,120,000** Sold Date **14-Mar-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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