MICM

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

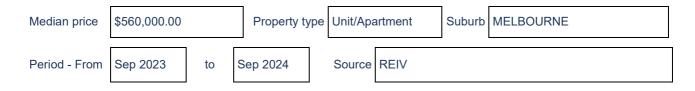
1915/220 Spencer Street, Melbourne, 3000

Indicative selling price

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

 Single price
 or range between \$480,800.00
 & \$510,000.00

Median sale price



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 |
|--------------------------------------|--------------|--------------|
| 1113/220 Spencer St MELBOURNE 3000 | \$495,000.00 | 11/05/2024 |
| 3405/45 Clarke St SOUTHBANK 3006 | \$508,000.00 | 19/04/2024 |
| 1107/500 Elizabeth St MELBOURNE 3000 | \$500,000.00 | 18/03/2024 |

This Statement of Information was prepared on: Wednesday 04th September 2024

