

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

2208/35 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$515,444 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 30/09/2021 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	7.4/201 Spring St MELBOURNE 3000	\$637,000	16/11/2021
2			
3			

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: 22/11/2021 11:30



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending September 2021: \$515,444

Comparable Properties



7.4/201 Spring St MELBOURNE 3000 (REI)

Agent Comments



Price: \$637,000

Method: Private Sale

Date: 16/11/2021

Property Type: Apartment

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088