

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

1713/200 SPENCER STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

17P/200 SPENCER STREET MELBOURNE VIC 3000	\$385,500	01-Jun-23
1008/200 SPENCER STREET MELBOURNE VIC 3000	\$365,000	01-Jul-24
1212/200 SPENCER STREET MELBOURNE VIC 3000	\$380,000	05-Jul-23

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: 25 October 2024



**17P/200 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$385,500** Sold Date **01-Jun-23**

Distance **0km**



**1008/200 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$365,000** Sold Date **01-Jul-24**

Distance **0km**



**1212/200 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$380,000** Sold Date **05-Jul-23**

Distance **0km**



**1403/200 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$405,000** Sold Date **18-Jul-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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