

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

2007/288 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

or range
between

\$278,888

&

\$306,888

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

3312/220 SPENCER STREET MELBOURNE VIC 3000	\$425,000	27-Feb-23
2605/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$400,000	16-Jan-23
5907/568-580 COLLINS STREET MELBOURNE VIC 3000	\$280,000	28-Oct-22

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: 29 March 2023


**3312/220 SPENCER STREET
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price

^{RS}
\$425,000

Sold Date

27-Feb-23

Distance

0.24km

**2605/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

 1
  1
  -

Sold Price

^{RS}
\$400,000

Sold Date

16-Jan-23

Distance

1.22km

**5907/568-580 COLLINS STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

\$280,000

Sold Date

28-Oct-22

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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