



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 1411/220 Spencer Street, Melbourne, 3000

Indicative selling price

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

Single price \$600,000.00 or range between &

Median sale price

Median price \$465,500.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Oct 2022 to Sep 2023 Source REIV

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
710/105 Batman St WEST MELBOURNE 3003	\$600,000.00	19/06/2023
1509/333 Exhibition St MELBOURNE 3000	\$600,000.00	6/11/2023
905/118 Kavanagh St SOUTHBANK 3006	\$600,000.00	14/07/2023

This Statement of Information was prepared on: Thursday 07th December 2023