

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

809/220 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

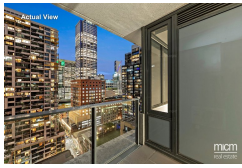
Date of sale

1809/220 SPENCER STREET MELBOURNE VIC 3000	\$320,000	09-Jun-22
2704/8 DOWNIE STREET MELBOURNE VIC 3000	\$324,000	11-Mar-22
824/555 FLINDERS STREET MELBOURNE VIC 3000	\$305,000	03-Jun-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: 25 July 2022



**1809/220 SPENCER STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$320,000** Sold Date **09-Jun-22**

Distance -



**2704/8 DOWNIE STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$324,000** Sold Date **11-Mar-22**

Distance -



**824/555 FLINDERS STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$305,000** Sold Date **03-Jun-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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