

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

2609A/260 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

\$780,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

2904/560 LONSDALE STREET MELBOURNE VIC 3000	\$783,000	03-Jul-24
4306/560 LONSDALE STREET MELBOURNE VIC 3000	\$808,000	09-Jun-24
3011/560 LONSDALE STREET MELBOURNE VIC 3000	\$780,000	22-Mar-24

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 July 2024



**2904/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS}

\$783,000

Sold Date

03-Jul-24

Distance

0.28km



**4306/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS}

\$808,000

Sold Date

09-Jun-24

Distance

0.28km



**3011/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$780,000

Sold Date

22-Mar-24

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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