

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

4401/220 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

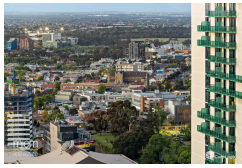
4001/639 LONSDALE STREET MELBOURNE VIC 3000	\$475,000	13-Apr-23
1602/200 SPENCER STREET MELBOURNE VIC 3000	\$515,000	10-Jun-23
3406/618 LONSDALE STREET MELBOURNE VIC 3000	\$505,000	14-Jan-23

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: 13 July 2023

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**4001/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$475,000** Sold Date **13-Apr-23**

Distance **0.05km**



**1602/200 SPENCER STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$515,000** Sold Date **10-Jun-23**

Distance **0.07km**



**3406/618 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$505,000** Sold Date **14-Jan-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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