

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

2201/288 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$310,000

&

\$340,000

Median sale price

Median price

\$436,800

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2023

to

31/03/2023

Source

REIV

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 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
1	206/18 Russell PI MELBOURNE 3000	\$331,000	05/06/2023
2	2301/288 Spencer St MELBOURNE 3000	\$325,000	23/05/2023
3	604/16 Anderson St WEST MELBOURNE 3003	\$320,000	24/05/2023

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 six months.

This Statement of Information was prepared on:

20/06/2023 16:40

2201/288 Spencer Street, Melbourne Vic 3000

WHITEFOX

Michael Torcasio

9645 9699

0434 351 468

michael@whitefoxrealestate.com.au

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

March quarter 2023: \$436,800



1 bed 1 bath 0 car

Property Type: Apartment

Agent Comments

Comparable Properties



206/18 Russell PI MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$331,000

Method: Private Sale

Date: 05/06/2023

Property Type: Apartment



2301/288 Spencer St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$325,000

Method: Private Sale

Date: 23/05/2023

Property Type: Apartment

Land Size: 62 sqm approx



604/16 Anderson St WEST MELBOURNE 3003 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$320,000

Method: Private Sale

Date: 24/05/2023

Property Type: Unit

Account - Whitefox Real Estate | P: 96459699



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.