

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

3502/220 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

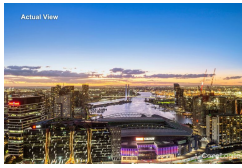
Date of sale

4015/220 SPENCER STREET MELBOURNE VIC 3000	\$630,000	02-Feb-24
1411/220 SPENCER STREET MELBOURNE VIC 3000	\$600,168	20-Dec-23
3806/38 ROSE LANE MELBOURNE VIC 3000	\$620,000	30-Oct-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: 09 April 2024

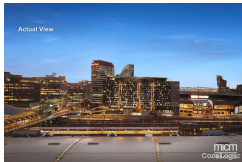


**4015/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$630,000** Sold Date **02-Feb-24**

Distance **0km**



**1411/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$600,168** Sold Date **20-Dec-23**

Distance **0.02km**



**3806/38 ROSE LANE MELBOURNE
VIC 3000**

2 2 1

Sold Price **\$620,000** Sold Date **30-Oct-23**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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