

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

1102/392 Spencer Street West Melbourne VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$438,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

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

1002/392 Spencer Street West Melbourne VIC 3003	\$442,500	29-May-19
807/392 Spencer Street West Melbourne VIC 3003	\$438,000	27-May-19
402/130-154 Dudley Street West Melbourne VIC 3003	\$475,000	17-Jul-19

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 October 2019

**1002/392 Spencer Street West
Melbourne VIC 3003**

 1  1  1

Sold Price

\$442,500

Sold Date **29-May-19**

Distance -



**807/392 Spencer Street West
Melbourne VIC 3003**

 1  1  1

Sold Price

\$438,000

Sold Date **27-May-19**

Distance -



**402/130-154 Dudley Street West
Melbourne VIC 3003**

 1  1  1

Sold Price

\$475,000

Sold Date **17-Jul-19**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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