



## 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

2012/220 Spencer Street, Melbourne, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between  &

### Median sale price

Median price

Property type

Suburb

Period - From

to

Source

### Comparable property sales

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 |
|--|--------------|--------------|
| 3706/442-450 Elizabeth St MELBOURNE 3000 | \$370,000.00 | 8/04/2024    |
| 1909/220 Spencer St MELBOURNE 3000       | \$360,000.00 | 7/05/2024    |
| 3909/220 Spencer St MELBOURNE 3000       | \$350,000.00 | 1/03/2024    |

This Statement of Information was prepared on: