

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

6205/138 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

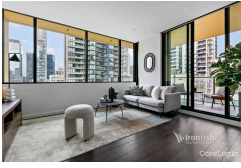
Date of sale

1006/11 ROSE LANE MELBOURNE VIC 3000	\$463,000	17-Jul-24
1723/199 WILLIAM STREET MELBOURNE VIC 3000	\$460,000	06-Dec-24
1304/8 WATERVIEW WALK DOCKLANDS VIC 3008	\$480,000	30-Nov-24

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: 15 January 2025

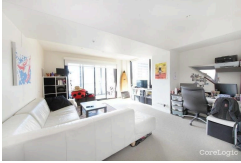


**1006/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 -

Sold Price **\$463,000** Sold Date **17-Jul-24**

Distance **0.23km**



**1723/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$460,000** Sold Date **06-Dec-24**

Distance **0.43km**



**1304/8 WATERVIEW WALK
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$480,000** Sold Date **30-Nov-24**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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