

# 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 4202/35 Spring Street, Melbourne VIC 3000

### Indicative selling price

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

Range between \$5,100,000 & \$5,500,000

### Median sale price

Median price \$485,000 Property type Unit Suburb Melbourne

Period - From 01/04/2023 to 30/06/2023 Source REIV

### 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
208/150 Clarendon Street, East Melbourne	\$6,100,000	02/09/2023
1005/35 Spring Street, Melbourne	\$5,000,000	19/07/2023
1501/279 Wellington Parade, East Melbourne	\$5,250,000	20/05/2023

This Statement of Information was prepared on: 29 September 2023