

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

3604/200 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

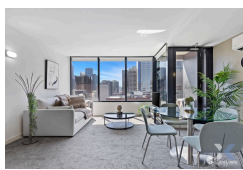
Price

Date of sale

2503/200 SPENCER STREET MELBOURNE VIC 3000	\$418,000	14-Apr-23
1413/222 RUSSELL STREET MELBOURNE VIC 3000	\$450,000	18-Apr-23
1206/31 SPRING STREET MELBOURNE VIC 3000	\$445,000	24-Nov-22

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.



**2503/200 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$418,000** Sold Date **14-Apr-23**

Distance **0km**



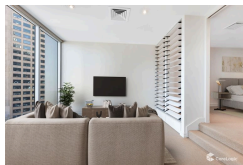
**1413/222 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$450,000 Sold Date **18-Apr-23**

Distance **1.4km**



**1206/31 SPRING STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$445,000 Sold Date **24-Nov-22**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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