

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

1507/280 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

\$279,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 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

2906/288 SPENCER STREET MELBOURNE VIC 3000	\$290,000	01-Oct-22
809/220 SPENCER STREET MELBOURNE VIC 3000	\$298,000	29-Aug-22
1512/565 FLINDERS STREET MELBOURNE VIC 3000	\$292,500	30-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.~~

This Statement of Information was prepared on: 20 February 2023



**2906/288 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$290,000** Sold Date **01-Oct-22**

Distance **0.04km**



**809/220 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$298,000** Sold Date **29-Aug-22**

Distance **0.2km**



**1512/565 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$292,500** Sold Date **30-Nov-22**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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