

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

2202/280 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

\$498,000

&

\$528,000

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

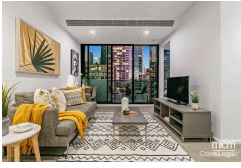
Date of sale

1712/618 LONSDALE STREET MELBOURNE VIC 3000	\$520,000	22-Jul-24
3102/200 SPENCER STREET MELBOURNE VIC 3000	\$500,000	15-Nov-24
1909/11 ROSE LANE MELBOURNE VIC 3000	\$500,000	04-Sep-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: 13 January 2025



**1712/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$520,000** Sold Date **22-Jul-24**

Distance **0.15km**



**3102/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$500,000** Sold Date **15-Nov-24**

Distance **0.27km**



**1909/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price Sold Date **04-Sep-24**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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