

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 4015/220 Spencer St, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$0

Median sale price

Median price

\$575,944

Property Type

House

Suburb

Melbourne (3000)

Period - From

01/01/2023

to

01/01/2024

Source

REA

Comparable property sales

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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
3806/38 ROSE LANE, MELBOURNE VIC 3000	\$620,000	11/03/2023
1702/35 ALBERT ROAD, MELBOURNE VIC 3004	\$630,000	24/08/2023
3109/200 SPENCER STREET, MELBOURNE VIC 3000	\$620,000	07/12/2023

This Statement of Information was prepared on: 19/01/2024