



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 3117/220 Spencer Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$640,000.00 & \$680,000.00

Median sale price

Median price \$520,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Oct 2021 to Sep 2022 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
2505E/888 Collins St DOCKLANDS 3008	\$680,000.00	20/10/2022
603N/883 Collins St DOCKLANDS 3008	\$670,000.00	17/10/2022
3312/639 Lonsdale St MELBOURNE 3000	\$665,000.00	26/09/2022

This Statement of Information was prepared on: Tuesday 20th December 2022