

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

1708E/393 SPENCER STREET WEST MELBOURNE VIC 3003

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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West 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

2605/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$450,000	05-Dec-24
208/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$495,000	06-Sep-24
2809/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$471,000	28-Jan-25

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: 31 January 2025



**2605/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price

\$450,000

Sold Date **05-Dec-24**

Distance **0.06km**



**208/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

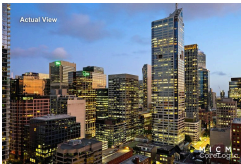
 1  1  1

Sold Price

\$495,000

Sold Date **06-Sep-24**

Distance **0.18km**



**2809/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 1  1  1

Sold Price

^{RS} **\$471,000**

Sold Date **28-Jan-25**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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