

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

1311/220 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$510,000

 &

\$560,000

Median sale price

Median price

\$515,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/04/2021

 to

30/06/2021

 Source

REIV

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 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
1	4611/568 Collins St MELBOURNE 3000	\$550,000	24/04/2021
2	2615/220 Spencer St MELBOURNE 3000	\$543,000	01/04/2021
3	1313/220 Spencer St MELBOURNE 3000	\$510,000	30/06/2021

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 six months.~~

This Statement of Information was prepared on:

01/10/2021 13:04



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median Unit Price
June quarter 2021: \$515,000

Comparable Properties

4611/568 Collins St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 24/04/2021
Property Type: Apartment



2615/220 Spencer St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$543,000
Method: Private Sale
Date: 01/04/2021
Property Type: Apartment



1313/220 Spencer St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 30/06/2021
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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