

# 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 1308/393 Spencer Street, West Melbourne, VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$408,000

&

\$430,000

### Median sale price

Median price

\$450,000

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

17/10/2023

to

17/10/2023

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
1815/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$438,000	01/06/2024
2014/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$452,000	27/05/2024
203/58 JEFFCOTT STREET, WEST MELBOURNE VIC 3003	\$435,000	17/07/2024

This Statement of Information was prepared on: 17/10/2024