

## 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

2003A/250 SPENCER STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

17/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$1,125,000	11-Mar-23
3/220-228 RODEN STREET WEST MELBOURNE VIC 3003	\$1,105,000	25-May-23
1001/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$1,131,888	13-Apr-23

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: 20 June 2023

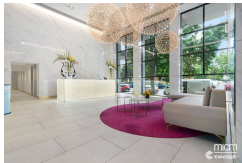

**17/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000**

3 2 1

**Sold Price \$1,125,000 Sold Date 11-Mar-23**
**Distance 0.82km**

**3/220-228 RODEN STREET WEST MELBOURNE VIC 3003**

3 2 1

**Sold Price <sup>RS</sup>\$1,105,000 <sup>UN</sup> Sold Date 25-May-23**
**Distance 0.85km**

**1001/60 KAVANAGH STREET SOUTHBANK VIC 3006**

3 2 1

**Sold Price <sup>RS</sup>\$1,131,888 Sold Date 13-Apr-23**
**Distance 1.46km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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