



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3312/220 Spencer Street, MELBOURNE 3000

### Indicative selling price

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

**Range \$400,000 - \$440,000**

### Median sale price

Median **Unit** for **MELBOURNE** for period **Aug 2017 - Nov 2017**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$340,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2004/200 Spencer Street,**  
Melbourne 3000

Price **\$431,000** Sold 08  
March 2018

**1612/220 Spencer Street,**  
Melbourne 3000

Price **\$365,000** Sold 02  
March 2018

**1204/200 Spencer Street,**  
Melbourne 3000

Price **\$415,000** Sold 12  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

#### MICM Real Estate

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