



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

3417/220 Spencer Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$660,000.00

&

\$660,000.00

Median sale price

Median price

\$490,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jan 2024

to

Mar 2024

Source

REIV

Comparable property sales

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 |
|-------------------------------------|--------------|--------------|
| 1503/618 Lonsdale St MELBOURNE 3000 | \$660,000.00 | 5/12/2023 |
| 4115/220 Spencer St MELBOURNE 3000 | \$630,000.00 | 23/01/2024 |
| 4015/220 Spencer St MELBOURNE 3000 | \$630,000.00 | 2/02/2024 |

This Statement of Information was prepared on:

Wednesday 01st May 2024