MICM

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

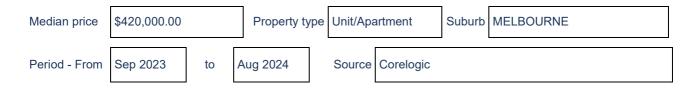
Property offered for sale Address Including suburb and postcode 379/299 Spring Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$1,098,000.00 & \$1,200,000.00

Median sale price



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
3/170 OXFORD STREET COLLINGWOOD VIC 3066	\$1,070,000.00	17/08/2024
4609/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,060,000.00	20/08/2024
2107/81 CITY ROAD SOUTHBANK VIC 3006	\$1,037,500.00	31/07/2024

This Statement of Information was prepared on: Wednesday 04th September 2024

