



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

4113/220 Spencer Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$585,000.00

&

\$625,000.00

Median sale price

Median price

\$580,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jul 2020

to

Sep 2020

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
4011/220 Spencer St MELBOURNE 3000	\$667,500.00	5/11/2020
3017/220 Spencer St MELBOURNE 3000	\$620,000.00	10/07/2020
2308/618 Lonsdale St MELBOURNE 3000	\$618,000.00	18/12/2020

This Statement of Information was prepared on: Monday 21st December 2020