

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 601/31 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$955,000 & \$1,050,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 24/07/2023 to 23/07/2024 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

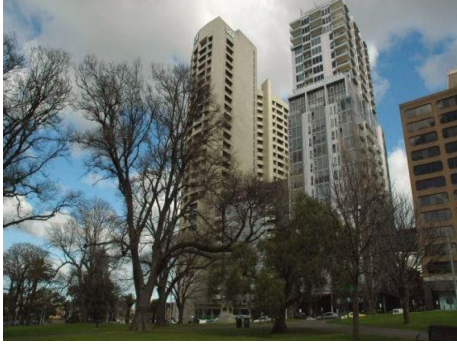
	Address of comparable property	Price	Date of sale
1	602/399 Bourke St MELBOURNE 3000	\$1,110,000	22/03/2024
2	2803/27 Little Collins St MELBOURNE 3000	\$970,000	12/06/2024
3	6907/138 Spencer St MELBOURNE 3000	\$1,022,640	16/04/2024

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 six months.~~

This Statement of Information was prepared on: 24/07/2024 20:32

601/31 Spring Street, Melbourne Vic 3000



 2  1  1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 90 approx sqm approx
Agent Comments
Renovated and Treasury Gardens aspect

Indicative Selling Price
\$955,000 - \$1,050,000
Median Unit Price
24/07/2023 - 23/07/2024: \$550,000

The property has been renovated and the direct aspect is over Treasury Gardens and Spring Street

Comparable Properties

602/399 Bourke St MELBOURNE 3000 (REI) [Agent Comments](#)

 2  2  1

Price: \$1,110,000
Method:
Date: 22/03/2024
Property Type: Apartment



2803/27 Little Collins St MELBOURNE 3000 (REI/VG) [Agent Comments](#)

 2  2  1

Price: \$970,000
Method: Private Sale
Date: 12/06/2024
Property Type: Apartment

6907/138 Spencer St MELBOURNE 3000 (VG) [Agent Comments](#)

 2  -  -

Price: \$1,022,640
Method: Sale
Date: 16/04/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne Boutique Property



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