## 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

105/429 Spencer Street, West Melbourne Vic 3003

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$290,000		&		\$319,000			
Median sale p	rice							
Median price	\$524,250	Pro	operty Type	Unit			Suburb	West Melbourne
Period - From	01/07/2023	to	30/06/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	210/89 Roden St WEST MELBOURNE 3003	\$315,000	30/05/2024
2	203/53 Batman St WEST MELBOURNE 3003	\$295,000	19/06/2024
3	312/181 Abeckett St MELBOURNE 3000	\$290,000	17/05/2024

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:

12/07/2024 16:08







**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$290,000 - \$319,000 Median Unit Price Year ending June 2024: \$524,250

# **Comparable Properties**



210/89 Roden St WEST MELBOURNE 3003 (REI)



Price: \$315,000 Method: Private Sale Date: 30/05/2024 Property Type: Apartment

Agent Comments



203/53 Batman St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$295,000 Method: Private Sale Date: 19/06/2024 Property Type: Apartment



312/181 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$290,000 Method: Private Sale Date: 17/05/2024 Property Type: Apartment

#### Account - Bow Residential | P: (03) 8672 2942



propertydata

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