

# 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

5710A/260 Spencer Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$970,000

&

\$1,020,000

### Median sale price

Median price \$480,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2022

to 30/06/2023

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	406/228 The Avenue PARKVILLE 3052	\$1,020,000	11/07/2023
2	1104/108 Flinders St MELBOURNE 3000	\$981,000	03/02/2023
3	2/175 Fitzroy St FITZROY 3065	\$980,000	24/02/2023

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:

18/07/2023 12:21

 2  2  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$970,000 - \$1,020,000

**Median Unit Price**

Year ending June 2023: \$480,000

## Comparable Properties



**406/228 The Avenue PARKVILLE 3052 (REI)**

Agent Comments

 2  2  1

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 11/07/2023

**Property Type:** Apartment



**1104/108 Flinders St MELBOURNE 3000 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$981,000

**Method:** Private Sale

**Date:** 03/02/2023

**Property Type:** Apartment



**2/175 Fitzroy St FITZROY 3065 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$980,000

**Method:** Private Sale

**Date:** 24/02/2023

**Property Type:** Apartment

**Account** - Gem Realty