

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

701/280 SPENCER STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

1003/11 ROSE LANE MELBOURNE VIC 3000	\$285,000	02-Feb-22
906/280 SPENCER STREET MELBOURNE VIC 3000	\$275,000	10-May-22

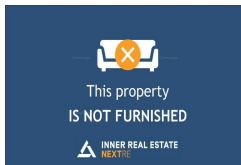
OR

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 6 months.

This Statement of Information was prepared on: 08 July 2022



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**1003/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$285,000** Sold Date **02-Feb-22**

1 1 -

Distance -



**906/280 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price **\$275,000** Sold Date **10-May-22**

1 1 -

Distance -

RS = Recent sale UN = Undisclosed Sale

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