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

1108/31 Spring Street, Melbourne Vic 3000

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$375,000		&		\$412,500			
Median sale pi	rice							
Median price	\$450,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2803/11 Rose La MELBOURNE 3000	\$390,000	10/07/2023
2	1007/33 Mackenzie St MELBOURNE 3000	\$385,000	21/08/2023
3	903/100 Exhibition St MELBOURNE 3000	\$375,000	10/11/2023

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:

29/11/2023 09:34



Dingle Partners





Property Type: Apartment Land Size: 65 sqm approx Agent Comments Indicative Selling Price \$375,000 - \$412,500 Median Unit Price September quarter 2023: \$450,000

Agent Comments

Agent Comments

Comparable Properties



2803/11 Rose La MELBOURNE 3000 (REI)



Price: \$390,000 Method: Private Sale Date: 10/07/2023 Property Type: Apartment



1007/33 Mackenzie St MELBOURNE 3000 (REI/VG)



Price: \$385,000 Method: Private Sale Date: 21/08/2023 Property Type: Apartment



903/100 Exhibition St MELBOURNE 3000 (REI) Agent Comments



Price: \$375,000 Method: Private Sale Date: 10/11/2023 Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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