

## 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

2801/138 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

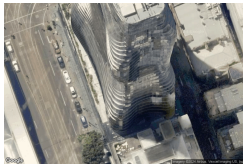
Date of sale

1511/138 SPENCER STREET MELBOURNE VIC 3000	\$782,360	06-Nov-23
1809/138 SPENCER STREET MELBOURNE VIC 3000	\$757,590	31-Jan-24
4306/138 SPENCER STREET MELBOURNE VIC 3000	\$772,880	18-Sep-23

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: 10 September 2024

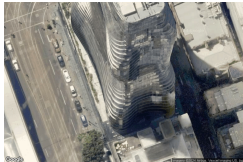
**1511/138 SPENCER STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$782,360**Sold Date **06-Nov-23**

Distance

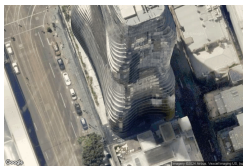
**0km****1809/138 SPENCER STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$757,590**Sold Date **31-Jan-24**

Distance

**0km****4306/138 SPENCER STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$772,880**Sold Date **18-Sep-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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