

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

211/99 Spring 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

or range
between

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2020

to

28 Feb 2021

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

222/99 Spring Street Melbourne VIC 3000	\$2,750,000	15-Dec-20
231/99 Spring Street Melbourne VIC 3000	\$2,550,000	14-Jul-20

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: 24 March 2021

**222/99 Spring Street Melbourne VIC 3000**Sold Price ^{RS} **\$2,750,000** Sold Date **15-Dec-20**

3 2 1

Distance -

**231/99 Spring Street Melbourne VIC 3000**Sold Price **\$2,550,000** Sold Date **14-Jul-20**

2 2 2

Distance -

RS = Recent sale**UN** = Undisclosed Sale

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