

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

1008/35 Spring Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$625,000 & \$650,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2022 to 31/03/2022 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	804/1 Queensbridge Sq SOUTHBANK 3006	\$650,000	23/12/2021
2	2208/35 Spring St MELBOURNE 3000	\$645,000	28/11/2021
3	56 Regent St RICHMOND 3121	\$644,000	17/02/2022

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:

02/05/2022 12:34



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$625,000 - \$650,000

Median Unit Price

March quarter 2022: \$580,000

Comparable Properties

804/1 Queensbridge Sq SOUTHBANK 3006 (VG)

Agent Comments

1
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Price: \$650,000

Method: Sale

Date: 23/12/2021

Property Type: Strata Unit/Flat



2208/35 Spring St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$645,000

Method: Private Sale

Date: 28/11/2021

Property Type: Apartment



56 Regent St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$644,000

Method: Private Sale

Date: 17/02/2022

Property Type: House

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