

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

6405/138 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

or range
between

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

2001/220 SPENCER STREET MELBOURNE VIC 3000	\$440,000	29-Nov-23
1910/220 SPENCER STREET MELBOURNE VIC 3000	\$435,000	12-Dec-23
2605/618 LONSDALE STREET MELBOURNE VIC 3000	\$435,000	03-Aug-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: 20 January 2024



**2001/220 SPENCER STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$440,000**

Sold Date **29-Nov-23**

Distance **0.2km**



**1910/220 SPENCER STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$435,000**

Sold Date **12-Dec-23**

Distance **0.2km**



**2605/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$435,000

Sold Date **03-Aug-23**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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