

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

339/299 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

7202/462 ELIZABETH STREET MELBOURNE VIC 3000	\$915,000	13-Oct-22
1504/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$914,000	10-Oct-22
11/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$865,000	22-Sep-22

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 November 2022

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**7202/462 ELIZABETH STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

RS

\$915,000

Sold Date

13-Oct-22

Distance

0.9km
**1504/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

3 2 1

Sold Price

RS

\$914,000

Sold Date

10-Oct-22

Distance

1.02km
**11/392-396 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

3 2 1

Sold Price

\$865,000

Sold Date

22-Sep-22

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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