Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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3701/220 SPENCER STREET MELBOURNE VIC 3000						
e see consumer.vio	c.gov.a	u/underquotin	g (*D€	elete single price	e or range a	s applicable)
		or range between		\$430,000	&	\$450,000
Median sale price (*Delete house or unit as applicable)						
\$408,000	Property type			Unit	Suburb	Melbourne
01 Mar 2024	to 28 Feb 2025		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						
	3701/220 SPE ce see consumer.vic coplicable) \$408,000 01 Mar 2024 sales (*Delete A properties sold with ont's representative of	3701/220 SPENCER se see consumer.vic.gov.a pplicable) \$408,000 Prop 01 Mar 2024 to sales (*Delete A or B properties sold within two ont's representative considerations.	3701/220 SPENCER STREET ME see see consumer.vic.gov.au/underquoting or range between splicable) \$408,000 Property type 01 Mar 2024 to 28 Feb 20 sales (*Delete A or B below as ap properties sold within two kilometres of to nt's representative considers to be most	arounder street Melbon see see consumer. vic. gov. au/underquoting (*Description of range between street) poplicable) \$408,000 Property type 01 Mar 2024 to 28 Feb 2025 sales (*Delete A or B below as application of the properties sold within two kilometres of the properties representative considers to be most composition.	are see consumer.vic.gov.au/underquoting (*Delete single price or range between \$430,000 Property type Unit O1 Mar 2024 to 28 Feb 2025 Source Sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property in	3701/220 SPENCER STREET MELBOURNE VIC 3000 The see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete si

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: 06 March 2025



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