

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

817/220 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$478,564 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/12/2023 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	198/83 Whiteman St SOUTHBANK 3006	\$650,000	31/01/2024
2	2502/151 City Rd SOUTHBANK 3006	\$648,000	29/01/2024
3	1704/8 Mccrae St DOCKLANDS 3008	\$645,000	24/01/2024

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:

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Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

Year ending December 2023: \$478,564



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



198/83 Whiteman St SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment



2502/151 City Rd SOUTHBANK 3006 (REI)

Agent Comments

 2  2  1

Price: \$648,000

Method: Private Sale

Date: 29/01/2024

Property Type: Apartment



1704/8 Mccrae St DOCKLANDS 3008 (REI)

Agent Comments

 2  2  1

Price: \$645,000

Method: Private Sale

Date: 24/01/2024

Rooms: 4

Property Type: Apartment

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