

## 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

1103/220 SPENCER STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$559,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

102/639 LONSDALE STREET MELBOURNE VIC 3000	\$570,000	21-Mar-23
1006/639 LONSDALE STREET MELBOURNE VIC 3000	\$595,000	25-Mar-23
1711/7 KATHERINE PLACE MELBOURNE VIC 3000	\$570,000	15-Jul-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: 18 July 2023



**102/639 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$570,000** Sold Date **21-Mar-23**

Distance **0.05km**

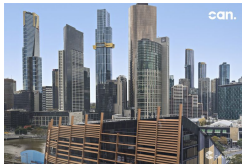


**1006/639 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$595,000** Sold Date **25-Mar-23**

Distance **0.05km**



**1711/7 KATHERINE PLACE  
MELBOURNE VIC 3000**

 2  2  1

Sold Price<sup>RS</sup> **\$570,000** Sold Date **15-Jul-23**

Distance **0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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