

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 1405/280 Spencer Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$260,000

&

\$275,000

Median sale price

Median price

\$560,000

Property Type

Vacant Land

Suburb

Melbourne (3000)

Period - From

16/07/2023

to

16/07/2024

Source

realestate.com.au

Comparable property sales

A These are two 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
1602/280 SPENCER STREET, MELBOURNE VIC 3000	\$290,000	31/10/2024
907/280 SPENCER STREET, MELBOURNE VIC 3000	\$265,000	21/09/2024

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: 13/01/2025