

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
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Indicative selling price

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

Price Range	\$260,000	&	\$275,000
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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
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