

# 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

2510/288 Spencer Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$310,000 & \$340,000

### Median sale price

Median price \$436,800 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/03/2023 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	2309/220 Spencer St MELBOURNE 3000	\$326,000	24/01/2023
2	2301/288 Spencer St MELBOURNE 3000	\$325,000	07/04/2023
3	2301/288 Spencer St MELBOURNE 3000	\$325,000	23/05/2023

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:

26/06/2023 13:07



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**Property Type:** Studio Apartment

Agent Comments

**Indicative Selling Price**

\$310,000 - \$340,000

**Median Unit Price**

March quarter 2023: \$436,800

## Comparable Properties

**2309/220 Spencer St MELBOURNE 3000 (VG)**

Agent Comments

1 - -

**Price:** \$326,000

**Method:** Sale

**Date:** 24/01/2023

**Property Type:** Flat/Unit/Apartment (Res)



**2301/288 Spencer St MELBOURNE 3000 (REI/VG)**

Agent Comments

1 1 -

**Price:** \$325,000

**Method:** Private Sale

**Date:** 07/04/2023

**Property Type:** Apartment



**2301/288 Spencer St MELBOURNE 3000 (REI)**

Agent Comments

1 1 -

**Price:** \$325,000

**Method:** Private Sale

**Date:** 23/05/2023

**Property Type:** Apartment

**Land Size:** 62 sqm approx

**Account** - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951