



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 4217/220 Spencer Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$630,000.00 & \$665,000.00

Median sale price

Median price \$555,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Oct 2020 to Dec 2020 Source REIV

Comparable property sales

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
4011/220 Spencer St MELBOURNE 3000	\$667,500.00	5/11/2020
3104/60 Kavanagh St SOUTHBANK 3006	\$650,550.00	9/12/2020
706/20 Rakaia Way DOCKLANDS 3008	\$630,000.00	17/11/2020

This Statement of Information was prepared on: Wednesday 03rd February 2021