

# 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 4513/220 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)

Single Price

\$0

### Median sale price

Median price

\$579,594

Property Type

House

Suburb

Melbourne (3000)

Period - From

01/02/2023

to

01/02/2024

Source

REA

### Comparable property sales

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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
3203/618 LONSDALE STREET, MELBOURNE VIC 3000	\$680,000	19/01/2024
1611/68-86 LA TROBE STREET, MELBOURNE VIC 3000	\$655,000	17/01/2024
1911/199 WILLIAM STREET, MELBOURNE VIC 3000	\$669,888	11/01/2024

This Statement of Information was prepared on: 27/02/2024