

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 2610/288 Spencer Street Melbourne Victoria 3000

Indicative selling price

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

Range between \$*275,000 & \$302,500

Median sale price

Median price \$510,000 Property type *Apartment* Suburb Melbourne, Vic, 3000

Period - From Dec 2022 to Nov 2023 Source realestate.com.au

Comparable property sales

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 2301/288 Spencer St Melbourne Vic 3000	\$325,000	24/4/2023
2 804/565 Flinders St Melbourne Vic 3000	\$298,000	17/7/2023
3 1507/280 Spencer St Melbourne Vic 3000	\$285,000	3/7/2023

This Statement of Information was prepared on: 18 December 2023