

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

2001/288 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$355,000 & \$380,000

Median sale price

Median price \$488,800 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 31/03/2024 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	3209/288 Spencer St MELBOURNE 3000	\$415,000	19/04/2024
2	1704/200 Spencer St MELBOURNE 3000	\$410,000	10/04/2024
3	902/280 Spencer St MELBOURNE 3000	\$375,000	03/04/2024

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: 08/07/2024 12:04



🛏 1 🚿 1 🚗 1

Property Type: Apartment

Agent Comments

Year Built: 2009 Council Rate: Approximately \$944.12 per year OC fee: Approximately \$5,490.92 per year Approximately 56 sqm
Carpark number 62 on level 5

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

Year ending March 2024: \$488,800

Comparable Properties



3209/288 Spencer St MELBOURNE 3000
(REI/VG)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$415,000

Method: Private Sale

Date: 19/04/2024

Property Type: Apartment



1704/200 Spencer St MELBOURNE 3000
(REI/VG)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$410,000

Method: Private Sale

Date: 10/04/2024

Rooms: 3

Property Type: Apartment



902/280 Spencer St MELBOURNE 3000
(REI/VG)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$375,000

Method: Private Sale

Date: 03/04/2024

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707