

# 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

1512/220 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 \$416,000

### Median sale price

Median price \$460,000 Property type *Unit* Suburb Melbourne

Period - From 01/10/2024 to 31/12/2024 Source  PropTrack

### 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
2201/8 Downie Street, Melbourne, VIC 3000	\$415,000	01/10/2024
1308/65 Dudley Street, West Melbourne, VIC 3003	\$420,000	17/12/2024
406/25 Wills Street, Melbourne, VIC 3000	\$408,000	12/09/2024

**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: 08/01/2025