

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 1008/31 Spring Street, Melbourne VIC

Indicative selling price

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

Range between \$440,000 & \$470,000

Median sale price

Median price \$509,000 Property type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 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
526/199 William Street, Melbourne	\$460,000	16/08/2024
5002/60 Abeckett Street, Melbourne	\$470,000	23/07/2024
2401/560 Lonsdale Street, Melbourne	\$450,000	24/06/2024

This Statement of Information was prepared on: 21 October 2024