

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

2103/220 SPENCER STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

3107/618 LONSDALE STREET MELBOURNE VIC 3000	\$572,500	01-Mar-22
2207/200 SPENCER STREET MELBOURNE VIC 3000	\$550,500	25-Jan-22
1507/618 LONSDALE STREET MELBOURNE VIC 3000	\$575,000	03-May-22

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 6 months.~~

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Kevin Zhang

P 0411368128

M 0411368128

E kevin.zhang@ereal.com.au



**3107/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$572,500** Sold Date **01-Mar-22**

Distance **0.18km**



**2207/200 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$550,500** Sold Date **25-Jan-22**

Distance **0.07km**



**1507/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$575,000** Sold Date **03-May-22**

Distance **0.18km**

Please note current floorplan is a guide only. Interested parties must rely on their own inspection.

RS = Recent sale

UN = Undisclosed Sale

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