

## 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

1004/280 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

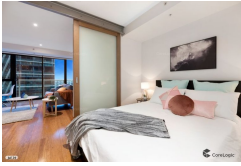
Date of sale

2101/280 Spencer Street Melbourne VIC 3000	\$460,000	08-Dec-20
1210/220 Spencer Street Melbourne VIC 3000	\$480,000	18-Dec-20
1302/200 Spencer Street Melbourne VIC 3000	\$480,000	09-Jan-21

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.~~

This Statement of Information was prepared on: 15 February 2021



**2101/280 Spencer Street Melbourne VIC 3000** Sold Price **\$460,000** Sold Date **08-Dec-20**

 2  1  1

Distance -



**1210/220 Spencer Street Melbourne VIC 3000** Sold Price <sup>RS</sup> **\$480,000** <sup>UN</sup> Sold Date **18-Dec-20**

 2  1  1

Distance **0.19km**



**1302/200 Spencer Street Melbourne VIC 3000** Sold Price Sold Date **09-Jan-21**

 2  1  1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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