

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

3212/138 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,500

Property type

Other

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

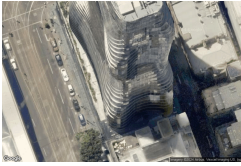
Date of sale

5512/138 SPENCER STREET MELBOURNE VIC 3000	\$878,350	13-Jul-23
5612/138 SPENCER STREET MELBOURNE VIC 3000	\$881,170	19-Jun-23

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: 03 May 2024



**5512/138 SPENCER STREET
MELBOURNE VIC 3000**

 -  -  -

Sold Price

\$878,350

Sold Date

13-Jul-23

Distance

0km



**5612/138 SPENCER STREET
MELBOURNE VIC 3000**

 -  -  -

Sold Price

\$881,170

Sold Date

19-Jun-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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