

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

1504/392 Spencer Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$700,000 Property Type Unit Suburb West Melbourne

Period - From 01/10/2019 to 30/09/2020 Source REIV

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 |
|---|---|-----------|--------------|
| 1 | 1015/8 Marmion PI DOCKLANDS 3008 | \$482,000 | 09/09/2020 |
| 2 | 715/8 Marmion PI DOCKLANDS 3008 | \$475,000 | 18/09/2020 |
| 3 | 18/80 Oshanassy St NORTH MELBOURNE 3051 | \$465,000 | 25/08/2020 |

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:

26/10/2020 09:29

1504/392 Spencer Street, West Melbourne Vic 3003



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

Year ending September 2020: \$700,000

Comparable Properties

1015/8 Marmion PI DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$482,000
Method: Private Sale
Date: 09/09/2020
Property Type: Apartment



715/8 Marmion PI DOCKLANDS 3008 (REI)

Agent Comments

 2  1  1

Price: \$475,000
Method: Private Sale
Date: 18/09/2020
Property Type: Apartment



18/80 Oshanassy St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$465,000
Method: Private Sale
Date: 25/08/2020
Rooms: 3
Property Type: Apartment

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.