## 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	1905/31 Spring Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$460,000	&	\$480,000
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### Median sale price

Median price	\$542,350	Pro	perty Type Ur	nit		Suburb	Melbourne
Period - From	05/03/2024	to	04/03/2025	So	urce	Property	v Data

## 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

Add	dress of comparable property	Price	Date of sale
1	404/132 Smith St COLLINGWOOD 3066	\$475,000	28/02/2025
2	810/601 Little Lonsdale St MELBOURNE 3000	\$470,000	15/01/2025
3	1813/22-24 Jane Bell La MELBOURNE 3000	\$470,000	29/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2025 15:22







Property Type: Strata Unit/Flat Land Size: 55 sqm approx Agent Comments Indicative Selling Price \$460,000 - \$480,000 Median Unit Price 05/03/2024 - 04/03/2025: \$542,350

# Comparable Properties



404/132 Smith St COLLINGWOOD 3066 (REI)

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**Price:** \$475,000 **Method:** Private Sale **Date:** 28/02/2025

Property Type: Apartment

Agent Comments



810/601 Little Lonsdale St MELBOURNE 3000 (REI/VG)

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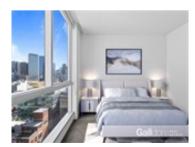
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Agent Comments

Price: \$470,000 Method: Private Sale Date: 15/01/2025

Property Type: Apartment



1813/22-24 Jane Bell La MELBOURNE 3000 (REI)



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Price: \$470,000 Method: Private Sale Date: 29/11/2024

Property Type: Apartment

**Agent Comments** 

#### **Account** - Melbourne Boutique Property



