

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

1704/280 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

\$299,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 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

1506/280 Spencer Street Melbourne VIC 3000	\$320,000	19-Feb-21
1008/280 Spencer Street Melbourne VIC 3000	\$328,000	14-Jul-21
1403/280 Spencer Street Melbourne VIC 3000	\$345,000	08-Jul-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: 04 October 2021

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**1506/280 Spencer Street
Melbourne VIC 3000**

1 1 -

Sold Price **\$320,000** Sold Date **19-Feb-21**

Distance -



**1008/280 Spencer Street
Melbourne VIC 3000**

1 1 1

Sold Price **\$328,000** Sold Date **14-Jul-21**

Distance -



**1403/280 Spencer Street
Melbourne VIC 3000**

1 1 1

Sold Price **\$345,000** Sold Date **08-Jul-21**

Distance -



**804/280 Spencer Street Melbourne
VIC 3000**

1 1 -

Sold Price **\$275,000** Sold Date **20-Apr-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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