

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

1011/220 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

1106/815 BOURKE STREET DOCKLANDS VIC 3008	\$600,000	19-Jun-23
4901/38 ROSE LANE MELBOURNE VIC 3000	\$600,000	08-Jun-23
1006/639 LONSDALE STREET MELBOURNE VIC 3000	\$595,000	25-Mar-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: 18 September 2023



**1106/815 BOURKE STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$600,000** Sold Date **19-Jun-23**

Distance **0.88km**



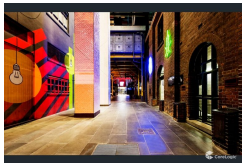
**4901/38 ROSE LANE MELBOURNE
VIC 3000**

2 2 1

Sold Price

Sold Date **08-Jun-23**

Distance **0.13km**



**1006/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$595,000 Sold Date **25-Mar-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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