

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

31/134-160 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

\$560,020

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

2310/138 SPENCER STREET MELBOURNE VIC 3000	\$613,790	05-May-22
2410/138 SPENCER STREET MELBOURNE VIC 3000	\$666,180	22-Jun-22
3702/138 SPENCER STREET MELBOURNE VIC 3000	\$688,090	27-Jan-22

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 October 2022



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**2310/138 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$613,790** Sold Date **05-May-22**

Distance **0.01km**



**2410/138 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$666,180** Sold Date **22-Jun-22**

Distance **0.01km**



**3702/138 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$688,090** Sold Date **27-Jan-22**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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