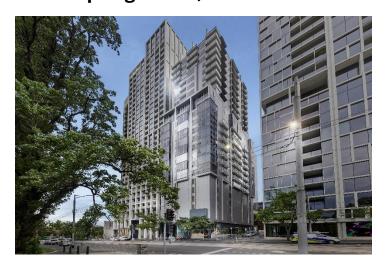
605/31 Spring Street, Melbourne Vic 3000



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$739,000 Median House Price 10/12/2023 - 09/12/2024: \$560,000

Comparable Properties



4/130 Flinders Street, Melbourne 3000 (REI)

2 Bed 1 Bath - Car Price: \$740,000 Method: Private Sale Date: 27/11/2024

Property Type: Apartment

Agent Comments: Inferior location, no car space, older

renovation, benefits from mezzanine level



64A/211 Wellington Parade South, East Melbourne 3002

(REI)

2 Bed 1 Bath 1 Car Price: \$737,500

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Apartment

Agent Comments: Comparable attributes, older block and

apartment in original condition, close location



814/162 Albert Street, East Melbourne 3002 (VG)

2 Bed 1 Bath 1 Car Price: \$730,000 Method: Sale Date: 22/10/2024

Property Type: Strata Unit/Flat

Agent Comments: Comparable attributes, similar location,

older renovation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address locality and postcode

Including suburb or 605/31 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$739,000

Median sale price

Median price	\$560,000		Unit	х	Suburb	Melbo	urne	
Period - From	10/12/2023	to	09/12/2	024	s	Source	REIV	

Comparable property sales

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
4/130 Flinders Street, MELBOURNE 3000	\$740,000	27/11/2024
64A/211 Wellington Parade South, EAST MELBOURNE 3002	\$737,500	23/10/2024
814/162 Albert Street, EAST MELBOURNE 3002	\$730,000	22/10/2024

This Statement of Information was prepared on: 10/12/2024 10:21

