

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

2211/138 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

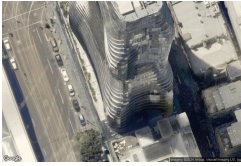
Date of sale

903/138 SPENCER STREET MELBOURNE VIC 3000	\$748,830	05-Apr-23
1008/138 SPENCER STREET MELBOURNE VIC 3000	\$748,740	02-Jun-23
1009/138 SPENCER STREET MELBOURNE VIC 3000	\$737,590	21-Jul-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: 06 September 2024



**903/138 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$748,830** Sold Date **05-Apr-23**

Distance **0km**



**1008/138 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$748,740** Sold Date **02-Jun-23**

Distance **0km**



**1009/138 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$737,590** Sold Date **21-Jul-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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