

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

3810/200 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

4312/639 LONSDALE STREET MELBOURNE VIC 3000	\$690,000	10-Apr-23
612/639 LONSDALE STREET MELBOURNE VIC 3000	\$685,000	07-Mar-23
3910/200 SPENCER STREET MELBOURNE VIC 3000	\$630,000	10-Nov-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: 12 July 2023

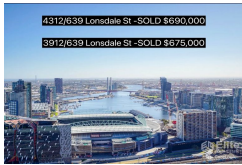


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**4312/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$690,000** Sold Date **10-Apr-23**

Distance **0.1km**



**612/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$685,000** Sold Date **07-Mar-23**

Distance **0.1km**



**3910/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$630,000** Sold Date **10-Nov-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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