

# 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 1416/220 Spencer Street, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$340,000

&

\$365,000

### Median sale price

Median price

\$375,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

31/05/2022

to

31/05/2023

Source

REA

### Comparable property sales

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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
1506/135 ABECKETT STREET, MELBOURNE VIC 3000	\$365,000	11/05/2023
1913/135 ABECKETT STREET, MELBOURNE VIC 3000	\$350,000	24/05/2023
706/33 MACKENZIE STREET, MELBOURNE VIC 3000	\$340,000	29/05/2023

This Statement of Information was prepared on: 19/06/2023