

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

1606/138 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

105/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$630,000	23-Apr-24
2506/668 BOURKE STREET MELBOURNE VIC 3000	\$650,000	02-Apr-24
2506/668 BOURKE STREET MELBOURNE VIC 3000	\$650,000	02-Apr-24

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: 14 May 2024



105/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000

2
 2
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Sold Price

^{RS}

\$630,000

Sold Date

23-Apr-24

Distance

0.12km



2506/668 BOURKE STREET MELBOURNE VIC 3000

2
 2
 1

Sold Price

\$650,000

Sold Date

02-Apr-24

Distance

0.13km



2
 2
 1

Sold Price

Sold Date

02-Apr-24

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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