



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

315/299 Spring Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$650,000.00

&

\$715,000.00

Median sale price

Median price

\$550,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Oct 2019

to

Dec 2019

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
3106/180 City Rd SOUTHBANK 3006	\$710,000.00	11/12/2019
4/231 Peel St NORTH MELBOURNE 3051	\$705,000.00	23/01/2020
1304/393 Spencer St WEST MELBOURNE 3003	\$691,700.00	22/11/2119

This Statement of Information was prepared on:

Monday 24th February 2020