

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

3404/220 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

\$285,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2019

to

29 Feb 2020

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

1804/639 Lonsdale Street Melbourne VIC 3000	\$320,000	23-Nov-18
3104/220 Spencer Street Melbourne VIC 3000	\$282,000	24-Dec-19
807/639 Lonsdale Street Melbourne VIC 3000	\$365,000	31-Jul-19

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: 11 March 2020



**1804/639 Lonsdale Street
Melbourne VIC 3000**

 1
  1
  -

Sold Price **\$320,000** Sold Date **23-Nov-18**

Distance -



**3104/220 Spencer Street
Melbourne VIC 3000**

 1
  1
  -

Sold Price **\$282,000** Sold Date **24-Dec-19**

Distance -



**807/639 Lonsdale Street
Melbourne VIC 3000**

 1
  1
  -

Sold Price **\$365,000** Sold Date **31-Jul-19**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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