

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

1305/31 SPRING 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

1305/181 EXHIBITION STREET MELBOURNE VIC 3000	\$610,000	13-Apr-22
302/300 SWANSTON STREET MELBOURNE VIC 3000	\$640,000	08-Jun-22
2414/60 MARKET STREET MELBOURNE VIC 3000	\$648,000	06-Sep-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: 04 October 2022



**1305/181 EXHIBITION STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$610,000** Sold Date **13-Apr-22**

Distance **0.49km**

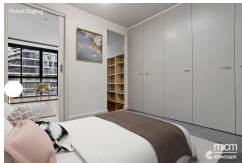


**302/300 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$640,000** Sold Date **08-Jun-22**

Distance **0.93km**



**2414/60 MARKET STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **\$648,000** Sold Date **06-Sep-22**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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