

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

3006/288 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

\$280,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

1913/288 SPENCER STREET MELBOURNE VIC 3000	\$313,000	27-Mar-22
73/288 SPENCER STREET MELBOURNE VIC 3000	\$325,000	10-Feb-22
80/288 SPENCER STREET MELBOURNE VIC 3000	\$345,000	24-Feb-23

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: 06 May 2023



1913/288 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$313,000

Sold Date **27-Mar-22**

Distance

0km



73/288 SPENCER STREET MELBOURNE VIC 3000

1 - -

Sold Price

\$325,000

Sold Date **10-Feb-22**

Distance

0km



80/288 SPENCER STREET MELBOURNE VIC 3000

1 - -

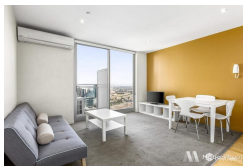
Sold Price

\$345,000

Sold Date **24-Feb-23**

Distance

0km



2906/288 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$290,000

Sold Date **01-Oct-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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