

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

3613/220 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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









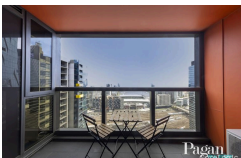



Date of sale

913/639 LONSDALE STREET MELBOURNE VIC 3000	\$628,000	19-Jun-24
3106/639 LONSDALE STREET MELBOURNE VIC 3000	\$608,980	19-Jul-24
4111/639 LONSDALE STREET MELBOURNE VIC 3000	\$605,000	04-Jul-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: 09 December 2024

	913/639 LONSDALE STREET MELBOURNE VIC 3000	Sold Price	\$628,000	Sold Date	19-Jun-24
	 2  2  1			Distance	0.05km
	3106/639 LONSDALE STREET MELBOURNE VIC 3000	Sold Price	\$608,980	Sold Date	19-Jul-24
	 2  2  1			Distance	0.05km
	4111/639 LONSDALE STREET MELBOURNE VIC 3000	Sold Price	\$605,000	Sold Date	04-Jul-24
	 2  2  1			Distance	0.05km

RS = Recent sale UN = Undisclosed Sale

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