

## 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

3210/260 SPENCER STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

1409/138 SPENCER STREET MELBOURNE VIC 3000	\$747,590	18-Dec-23
3706/464-466 COLLINS STREET MELBOURNE VIC 3000	\$735,000	06-Feb-24
1608/60 A'BECKETT STREET MELBOURNE VIC 3000	\$715,000	26-Feb-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: 27 March 2024



**1409/138 SPENCER STREET  
MELBOURNE VIC 3000**

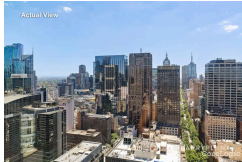
2 2 -

Sold Price

**\$747,590**

Sold Date **18-Dec-23**

Distance **0.32km**



**3706/464-466 COLLINS STREET  
MELBOURNE VIC 3000**

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Sold Price

<sup>RS</sup> **\$735,000**

Sold Date **06-Feb-24**

Distance **0.61km**



**1608/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

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Sold Price

<sup>RS</sup> **\$715,000**

Sold Date **26-Feb-24**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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