

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

2502/280 Spencer Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$248,000 & \$268,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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
1	3008/568 Collins St MELBOURNE 3000	\$290,000	12/02/2024
2	3505/288 Spencer St MELBOURNE 3000	\$283,000	03/01/2024
3	301/81 Queens Rd MELBOURNE 3004	\$280,000	04/02/2024

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 six months.~~

This Statement of Information was prepared on:

21/02/2024 05:48



🛏 1 🛋 1 🚗 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$248,000 - \$268,000

Median Unit Price

December quarter 2023: \$526,000

Comparable Properties



3008/568 Collins St MELBOURNE 3000 (REI)

Agent Comments

🛏 1 🛋 1 🚗 -

Price: \$290,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment



3505/288 Spencer St MELBOURNE 3000 (VG)

Agent Comments

🛏 1 🛋 - 🚗 -

Price: \$283,000

Method: Sale

Date: 03/01/2024

Property Type: Flat/Unit/Apartment (Res)



301/81 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

🛏 1 🛋 1 🚗 1

Price: \$280,000

Method: Private Sale

Date: 04/02/2024

Rooms: 1

Property Type: Studio Apartment