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	2502/280 Spencer Street, Melbourne Vic 3000
Including suburb and	·
postcode	

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	Pro	perty 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

Add	dress 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

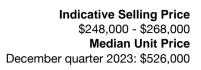
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/02/2024 05:48





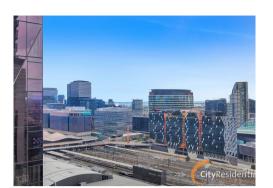
Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au



Agent Comments

Agent Comments

Agent Comments



Property Type: Apartment **Agent Comments**

Comparable Properties



3008/568 Collins St MELBOURNE 3000 (REI)

Price: \$290.000 Method: Private Sale Date: 12/02/2024

--1

Property Type: Apartment



3505/288 Spencer St MELBOURNE 3000 (VG)

Price: \$283,000 Method: Sale Date: 03/01/2024

Property Type: Flat/Unit/Apartment (Res)



301/81 Queens Rd MELBOURNE 3004 (REI)

Price: \$280,000 Method: Private Sale Date: 04/02/2024

Rooms: 1

Property Type: Studio Apartment





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