## Statement of Information

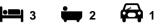
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	rty offered for sale			
Includ	Address 9/561 Spencer Street, West Melbourne Vi postcode	ic 3003		
Indicat	tive selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range	e between \$1,100,000 & \$1,175,000	0		
Median sale price				
Medi	an price \$680,000 Property Type Unit	Suburb	West Melbou	ırne
Period	d - From 01/10/2019 to 31/12/2019 Soul	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.				
Addre	ess of comparable property	F	Price	Date of sale
1				
2				
3				
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 prepar	red on:	01/00/00	00 17:00







Property Type: Apartment Land Size: 130 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,100,000 - \$1,175,000 Median Unit Price December quarter 2019: \$680,000

## Comparable Properties

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.

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