

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

902/280 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

\$398,000

or range
between

&

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

809/200 SPENCER STREET MELBOURNE VIC 3000	\$430,000	23-Nov-23
2608/200 SPENCER STREET MELBOURNE VIC 3000	\$418,000	28-Nov-23
604/25 WILLS STREET MELBOURNE VIC 3000	\$420,000	18-Dec-23

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: 17 March 2024

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**809/200 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$430,000** Sold Date **23-Nov-23**

Distance **0.28km**



**2608/200 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$418,000** Sold Date **28-Nov-23**

Distance **0.28km**



**604/25 WILLS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **\$420,000** Sold Date **18-Dec-23**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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