

# 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

103/429 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)

Range between \$525,000 & \$575,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Melbourne

Period - From 13/03/2023 to 12/03/2024 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	3502/483 Swanston St MELBOURNE 3000	\$600,000	26/02/2024
2	319/422 Collins St MELBOURNE 3000	\$570,000	28/02/2024
3	2501/60 Abeckett St MELBOURNE 3000	\$560,000	02/03/2024

**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:

13/03/2024 15:47



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$525,000 - \$575,000

**Median Unit Price**

13/03/2023 - 12/03/2024: \$540,000

## Comparable Properties



**3502/483 Swanston St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** Unit



**319/422 Collins St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 28/02/2024

**Property Type:** Apartment



**2501/60 Abeckett St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 02/03/2024

**Property Type:** Apartment