



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 55/283 Spring Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$600,000.00 & \$660,000.00

Median sale price

Median price \$465,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Mar 2020 to Feb 2021 Source Corelogic

Comparable property sales

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
142/120-150 Sturt Street Southbank VIC 3006	\$658,000.00	18/12/2020
2/77A Little Oxford Street Collingwood VIC 3066	\$656,000.00	18/11/2020
709/338 Gore Street Fitzroy VIC 3065	\$655,000.00	14/11/2020

This Statement of Information was prepared on: Friday 26th March 2021