

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

3102/220 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

or range
between

\$580,000

&

\$620,000

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

2713/220 SPENCER STREET MELBOURNE VIC 3000	\$580,000	16-Oct-23
1610/639 LONSDALE STREET MELBOURNE VIC 3000	\$590,000	13-Oct-23
3806/38 ROSE LANE MELBOURNE VIC 3000	\$620,000	30-Oct-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: 08 March 2024



**2713/220 SPENCER STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$580,000** Sold Date **16-Oct-23**

Distance **0.02km**



**1610/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$590,000** Sold Date **13-Oct-23**

Distance **0.05km**



**3806/38 ROSE LANE MELBOURNE
VIC 3000**

 2  2  1

Sold Price **\$620,000** Sold Date **30-Oct-23**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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