

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

301/392 Spencer Street, West Melbourne Vic 3003

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/10/2018

to

30/09/2019

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	1101/392 Spencer St, West Melbourne, Vic 3003, Australia	\$630,000	05/09/2019
2	72/33 Jeffcott St WEST MELBOURNE 3003	\$645,000	19/11/2019
3	10/369 Abbotsford St NORTH MELBOURNE 3051	\$643,500	23/11/2019

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:

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PhilipWebb

William Zhu

9842 1477

0437 563 902

wzhu@philipwebb.com.au

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending September 2019: \$550,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

1101/392 Spencer St, West Melbourne, Vic 3003, Australia (REI)

Agent Comments



Price: \$630,000

Method:

Date: 05/09/2019

Property Type: Apartment



72/33 Jeffcott St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 19/11/2019

Property Type: Apartment



10/369 Abbotsford St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$643,500

Method: Auction Sale

Date: 23/11/2019

Property Type: Apartment