

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

2702/200 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit 2bed

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Realestate.com

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

1301/200 SPENCER STREET MELBOURNE VIC 3000	\$550,000	05-Mar-23
1602/200 SPENCER STREET MELBOURNE VIC 3000	\$515,000	10-Jun-23
3602/200 SPENCER STREET MELBOURNE VIC 3000	\$525,000	08-Jun-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: 25 August 2023



**1301/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$550,000** Sold Date **05-Mar-23**

Distance **0km**



**1602/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$515,000** Sold Date **10-Jun-23**

Distance **0km**



**3602/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **08-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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