

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 1906/280 Spencer Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$320,000

&

\$339,990

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

20/05/2023

to

20/05/2024

Source

realestate.com.au

Comparable property sales

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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
805/565 FLINDERS STREET, MELBOURNE VIC 3000	\$340,000	08/10/2024
2603/380 LITTONSDALE STREET, MELBOURNE VIC 3000	\$330,000	01/10/2024
3208/31 ABECKETT STREET, MELBOURNE VIC 3000	\$350,000	09/08/2024

This Statement of Information was prepared on: 13/01/2025