

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

1009/200 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

\$396,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

3312/220 SPENCER STREET MELBOURNE VIC 3000	\$425,000	27-Feb-23
1104/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$430,000	27-Jan-23
2107/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$435,000	19-Nov-22

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: 28 March 2023



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**3312/220 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$425,000** Sold Date **27-Feb-23**

Distance **0.07km**



**1104/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$430,000 Sold Date **27-Jan-23**

Distance **0.94km**



**2107/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$435,000 Sold Date **19-Nov-22**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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