

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

1015A/260 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$660,000

&

\$690,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2024

to 31/12/2024

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	5604/138 Spencer St MELBOURNE 3000	\$680,000	10/12/2024
2	6811/138 Spencer St MELBOURNE 3000	\$697,000	01/11/2024
3	7010/138 Spencer St MELBOURNE 3000	\$674,617	10/10/2024

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:

21/01/2025 15:14



Property Type:
Agent Comments

Indicative Selling Price
\$660,000 - \$690,000
Median Unit Price
Year ending December 2024: \$485,000

Comparable Properties



5604/138 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 10/12/2024
Property Type: Apartment

6811/138 Spencer St MELBOURNE 3000 (VG)

Agent Comments



Price: \$697,000
Method: Sale
Date: 01/11/2024
Property Type: Flat/Unit/Apartment (Res)

7010/138 Spencer St MELBOURNE 3000 (VG)

Agent Comments



Price: \$674,617
Method: Sale
Date: 10/10/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Gem Realty



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