

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

1208/280 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

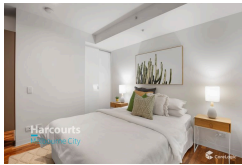
Date of sale

906/280 SPENCER STREET MELBOURNE VIC 3000	\$275,000	10-May-22
809/220 SPENCER STREET MELBOURNE VIC 3000	\$298,000	29-Aug-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: 07 October 2022



**906/280 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$275,000** Sold Date **10-May-22**

Distance **0km**



**809/220 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$298,000** ^{UN} Sold Date **29-Aug-22**

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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