

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

1403/200 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

\$385,000

&

\$423,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

1009/200 SPENCER STREET MELBOURNE VIC 3000	\$385,000	21-Apr-23
2503/200 SPENCER STREET MELBOURNE VIC 3000	\$418,000	14-Apr-23
3312/220 SPENCER STREET MELBOURNE VIC 3000	\$425,000	18-Feb-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.~~

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**1009/200 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$385,000** Sold Date **21-Apr-23**

Distance **0km**

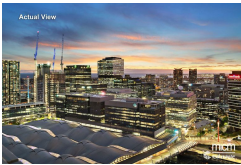


**2503/200 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$418,000** Sold Date **14-Apr-23**

Distance **0km**



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

1 1 1

Sold Price **\$425,000** Sold Date **18-Feb-23**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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