

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

1504/392 SPENCER STREET WEST MELBOURNE VIC 3003

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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

1202/11 ROSE LANE MELBOURNE VIC 3000	\$432,000	13-Mar-24
607/668 BOURKE STREET MELBOURNE VIC 3000	\$440,000	01-Feb-24
415/112 A'BECKETT STREET MELBOURNE VIC 3000	\$440,000	27-Jan-24

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: 09 April 2024



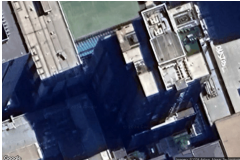
**1202/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price ^{RS} **\$432,000** ^{UN} Sold Date **13-Mar-24**

Distance **0.54km**

Information is provided for general information only. It is not intended to be used as a basis for investment decisions. Please contact your broker for more information. Produced by CoreLogic



**607/668 BOURKE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$440,000** Sold Date **01-Feb-24**

Distance **0.62km**



**415/112 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price Sold Date **27-Jan-24**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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