

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	1906/280 Spencer Street, Melbourne, VIC 3000
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Indicative selling price

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

Single Price	\$319,990
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Median sale price

Median price	\$550,000	Property Type	House	Suburb	Melbourne (3000)
Period - From	20/05/2023	to	20/05/2024	Source	realestate.com.au

Comparable property sales

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
805/565 FLINDERS STREET, MELBOURNE VIC 3000	\$340,000	08/10/2024
2603/380 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$330,000	01/10/2024
3208/31 ABECKETT STREET, MELBOURNE VIC 3000	\$350,000	09/08/2024

This Statement of Information was prepared on: 13/01/2025