

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

3001/260 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,500

Property type

Other

Suburb

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

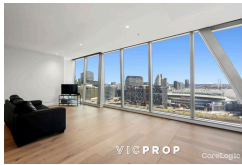
Date of sale

2003A/250 SPENCER STREET MELBOURNE VIC 3000	\$1,040,000	18-Oct-23
2002/464-466 COLLINS STREET MELBOURNE VIC 3000	\$1,120,000	14-Mar-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: 15 April 2024

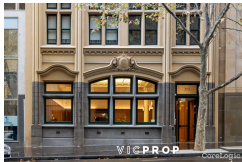


**2003A/250 SPENCER STREET
MELBOURNE VIC 3000**

3 2 -

Sold Price ^{RS} **\$1,040,000** ^{UN} Sold Date **18-Oct-23**

Distance **0.04km**



**2002/464-466 COLLINS STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price ^{RS} **\$1,120,000** Sold Date **14-Mar-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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