

Statement of Information

# Single residential property located in the Melbourne metropolitan area

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Section 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb and  
postcode 3101/288 Spencer Street, Melbourne, 3000

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between  &

## Median sale price

Median price  Property type  Suburb   
Period -  to  Source

## Comparable property sales

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
810/200 Spencer St MELBOURNE 3000	\$640,000.00	19/02/2025
14/540 Swanston St CARLTON 3053	\$645,000.00	26/10/2024
3105/180 City Rd SOUTHBANK 3006	\$646,000.00	18/10/2024

This Statement of Information was prepared on: