

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

3403/288 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$509,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2024

to 30/09/2024

Source REIV

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 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
1	124/63 Spencer St DOCKLANDS 3008	\$600,000	14/10/2024
2	3501/200 Spencer St MELBOURNE 3000	\$596,000	29/08/2024
3	1607/39 Caravel La DOCKLANDS 3008	\$630,000	12/07/2024

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 six months.~~

This Statement of Information was prepared on:

18/11/2024 12:25



2 0 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
September quarter 2024: \$509,000

Comparable Properties



124/63 Spencer St DOCKLANDS 3008 (REI) Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 14/10/2024
Property Type: Apartment



3501/200 Spencer St MELBOURNE 3000 (REI/VG) Agent Comments

2 1 1

Price: \$596,000
Method: Private Sale
Date: 29/08/2024
Property Type: Unit



1607/39 Caravel La DOCKLANDS 3008 (REI/VG) Agent Comments

2 1 1

Price: \$630,000
Method: Private Sale
Date: 12/07/2024
Rooms: 5
Property Type: Apartment