

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

4109/220 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

1916/220 SPENCER STREET MELBOURNE VIC 3000	\$352,000	25-Feb-23
605/33 ROSE LANE MELBOURNE VIC 3000	\$385,000	21-Mar-23
1802/11 ROSE LANE MELBOURNE VIC 3000	\$375,000	20-Dec-22

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: 02 June 2023

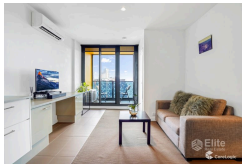


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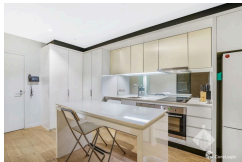


**1916/220 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$352,000** Sold Date **25-Feb-23**

Distance **0km**



**605/33 ROSE LANE MELBOURNE
VIC 3000**

1 1 -

Sold Price **\$385,000** Sold Date **21-Mar-23**

Distance **0.09km**



**1802/11 ROSE LANE MELBOURNE
VIC 3000**

1 1 -

Sold Price **\$375,000** Sold Date **20-Dec-22**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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