

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

601/220 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

3608/639 LONSDALE STREET MELBOURNE VIC 3000	\$440,000	17-Jan-25
3501/639 LONSDALE STREET MELBOURNE VIC 3000	\$412,500	01-Sep-24
1613/33 ROSE LANE MELBOURNE VIC 3000	\$414,500	19-Nov-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: 28 February 2025

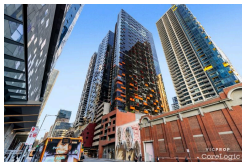


**3608/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$440,000** Sold Date **17-Jan-25**

Distance **0km**



**3501/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$412,500** Sold Date **01-Sep-24**

Distance **0km**



**1613/33 ROSE LANE MELBOURNE
VIC 3000**

2 1 -

Sold Price **\$414,500** Sold Date **19-Nov-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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