

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

903/392 SPENCER STREET WEST MELBOURNE VIC 3003

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

\$286,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

105/429 SPENCER STREET WEST MELBOURNE VIC 3003	\$292,000	17-Jul-24
2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$288,000	08-Feb-24
809/253 FRANKLIN STREET MELBOURNE VIC 3000	\$300,000	03-Apr-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: 01 August 2024



**105/429 SPENCER STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price

^{RS}

\$292,000

Sold Date

17-Jul-24

Distance

0.12km



**2305/557-561 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

\$288,000

Sold Date

08-Feb-24

Distance

0.45km



**809/253 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$300,000

Sold Date

03-Apr-24

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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