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

1906/31 Spring Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$500,000	&	\$550,000				
Median sale pr	ice						
Median price	\$515,000 H	ouse Un	nit X	Suburb Melbourne			
Period - From	01/01/2018 to	31/12/2018	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.

Add	Iress of comparable property	Price	Date of sale
1	403/3 Scott AI MELBOURNE 3000	\$535,000	22/10/2018
2	2106/31 Spring St MELBOURNE 3000	\$510,000	02/04/2019
3	301C/170 Albert St EAST MELBOURNE 3002	\$505,000	19/02/2019

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.

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Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2018: \$515,000

Comparable Properties



403/3 Scott AI MELBOURNE 3000 (VG)



Price: \$535,000 Method: Sale Date: 22/10/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



2106/31 Spring St MELBOURNE 3000 (REI)

Agent Comments

Agent Comments



Price: \$510,000 Method: Private Sale Date: 02/04/2019 Rooms: -Property Type: Apartment



301C/170 Albert St EAST MELBOURNE 3002 Agent Comments (REI/VG)



Price: \$505,000 Method: Sold Before Auction Date: 19/02/2019 Rooms: 2 Property Type: Apartment

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