

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 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 price

Median price \$515,000 House Unit X Suburb Melbourne

Period - From 01/01/2018 to 31/12/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

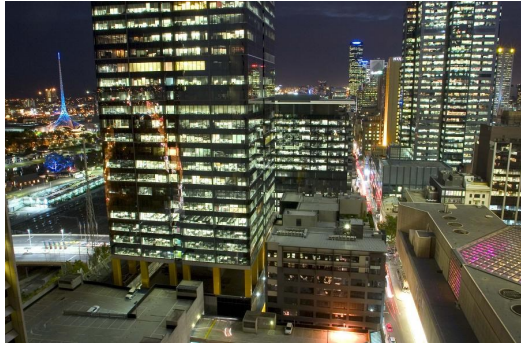
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	403/3 Scott Al 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.

1906/31 Spring Street, Melbourne Vic 3000



1 1 1

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)

Agent Comments

1 - -

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

1 1 1

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



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

Agent Comments

1 1 1

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