

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

508/220 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

2602/220 SPENCER STREET MELBOURNE VIC 3000	\$616,000	26-May-24
3417/220 SPENCER STREET MELBOURNE VIC 3000	\$660,000	10-May-24
4017/220 SPENCER STREET MELBOURNE VIC 3000	\$670,000	30-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.~~

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**2602/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$616,000** Sold Date **26-May-24**

Distance **0.02km**

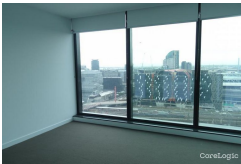


**3417/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$660,000** Sold Date **10-May-24**

Distance **0.02km**



**4017/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$670,000** Sold Date **30-Apr-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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