

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

1612/200 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2019

to

29 Feb 2020

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

| | | |
|---|-----------|-----------|
| 1503/200 Spencer Street Melbourne VIC 3000 | \$425,000 | 16-Jan-20 |
| 1102/392 Spencer Street West Melbourne VIC 3003 | \$405,000 | 22-Jan-20 |
| 308/25 Wills Street Melbourne VIC 3000 | \$412,500 | 12-Nov-19 |

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: 26 March 2020

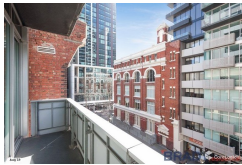

**1503/200 Spencer Street
Melbourne VIC 3000**
 1  1  1

 Sold Price **\$425,000** Sold Date **16-Jan-20**

Distance -


**1102/392 Spencer Street West
Melbourne VIC 3003**
 1  1  1

 Sold Price **\$405,000** Sold Date **22-Jan-20**

 Distance **0.6km**

**308/25 Wills Street Melbourne VIC
3000**
 1  1  1

 Sold Price **\$412,500** Sold Date **12-Nov-19**

 Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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