

# 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 Lot 5603A, Residential Towers A and B, West Side Place, 250 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 \$ 1,793,000

or range between

&

### Median sale price

Median price

\$1,088,000

Property type

Unit

Suburb

Melbourne 3000

Period -  
From

01/06/2020

to

30/11/2021

Source

REA

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

A\* These are the 3 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 |
|--|-------------|--------------|
| 7605/70 Southbank Boulevard, Southbank, Vic 3006 | \$1,700,000 | 10/12/2021   |
| 146/1 Queensberry Street, Carlton, Vic 3053      | \$1,525,000 | 08/12/2021   |
| 42/238 The Avenue, Parkville, Vic 3052           | \$1,700,000 | 06/11/2021   |

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/12/2021