



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2214/220 Spencer Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$340,000 & \$360,000

MEDIAN SALE PRICE

Median price \$490,000 | House | Melbourne (3000)

Period - From 10 May 2018 to 9 May 2019 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

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
3103/350 WILLIAM STREET, MELBOURNE VIC 3000	\$356,500	08/05/2019
712/17 SINGERS LANE, MELBOURNE VIC 3000	\$340,000	08/05/2019
1201/60 MARKET STREET, MELBOURNE VIC 3000	\$368,000	18/03/2019