

## 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

3806/200 Spencer Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

1109/83 Queens Bridge Street Southbank VIC 3006	\$660,000	11-Nov-19
83/22 Kavanagh Street Southbank VIC 3006	\$680,000	10-Jan-20

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: 27 January 2020



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**1109/83 Queens Bridge Street  
Southbank VIC 3006**

2 1 1

Sold Price **\$660,000** Sold Date **11-Nov-19**

Distance **1.11km**



**83/22 Kavanagh Street Southbank  
VIC 3006**

2 1 1

Sold Price <sup>RS</sup> **\$680,000** Sold Date **10-Jan-20**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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