

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

2504/288 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

\$260,000

or range
between

&

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

2003/288 Spencer Street Melbourne VIC 3000	-	24-Aug-19
2006/288 Spencer Street Melbourne VIC 3000	\$260,000	11-Dec-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: 29 January 2020


**2003/288 Spencer Street
Melbourne VIC 3000**
 1
  1
  1

Sold Price

 - Sold Date **24-Aug-19**

Distance

-

Notes from your agent

Last Listing: \$255,000


**2006/288 Spencer Street
Melbourne VIC 3000**
 1
  1
  1

Sold Price

\$260,000

Sold Date

11-Dec-19

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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