

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 818/220 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$480,000 House Unit X Suburb Melbourne

Period - From 01/10/2018 to 31/12/2018 Source REIV

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 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
1	511/41 Batman St WEST MELBOURNE 3003	\$499,000	02/02/2019
2	3610/220 Spencer St MELBOURNE 3000	\$475,000	06/11/2018
3	311/123 Pelham St CARLTON 3053	\$468,000	28/03/2019

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 six months.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$490,000
Median Unit Price
 December quarter 2018: \$480,000

Comparable Properties

511/41 Batman St WEST MELBOURNE 3003 (VG) [Agent Comments](#)



Price: \$499,000
Method: Sale
Date: 02/02/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)
Land Size: 1518 sqm approx



3610/220 Spencer St MELBOURNE 3000 (REI) [Agent Comments](#)



Price: \$475,000
Method: Private Sale
Date: 06/11/2018
Rooms: 3
Property Type: Apartment



311/123 Pelham St CARLTON 3053 (REI) [Agent Comments](#)



Price: \$468,000
Method: Private Sale
Date: 28/03/2019
Rooms: -
Property Type: Apartment