



Statement of Information

Single Residential Property Located in the Melbourne Metropolitan Area Sections 47AF of the *Estate Agents Act 1980*

Property Offered For Sale

Address: 2204/220 Spencer Street, Melbourne VIC 3000

Indicative Selling Price

Single Price: \$

OR

Range Between: \$280,000 to \$305,000

Median Sale Price

Suburb: Melbourne

Median Price: \$460,000

House/Unit: Unit

Period: From Sept 2018 to Sept 2019

Source: www.pricerfinder.com.au (Property Data Solutions Pty Ltd)

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:	Sale Price	Sale Date
1205/480 Collins Street, Melbourne VIC 3000	\$285,000	Oct 2019
1414/480 Collins Street, Melbourne VIC 3000	\$300,000	Aug 2019
4404/220 Spencer Street, Melbourne VIC 3000	\$281,000	Jul 2019

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.