

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

706/31 Spring 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

\$490,000

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

1906/31 Spring Street Melbourne VIC 3000	\$515,000	30-Apr-19
2106/31 Spring Street Melbourne VIC 3000	\$510,000	02-Apr-19
401/16-22 Liverpool Street Melbourne VIC 3000	\$474,999	06-Nov-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: 24 January 2020



**1906/31 Spring Street Melbourne
VIC 3000**

 1  1  1

Sold Price **\$515,000** Sold Date **30-Apr-19**

Distance -



**2106/31 Spring Street Melbourne
VIC 3000**

 1  1  1

Sold Price **\$510,000** Sold Date **02-Apr-19**

Distance -



**401/16-22 Liverpool Street
Melbourne VIC 3000**

 1  1  1

Sold Price **\$474,999** Sold Date **06-Nov-19**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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