# 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	<del>or range</del> <del>between</del>	&	

#### 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 2	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.

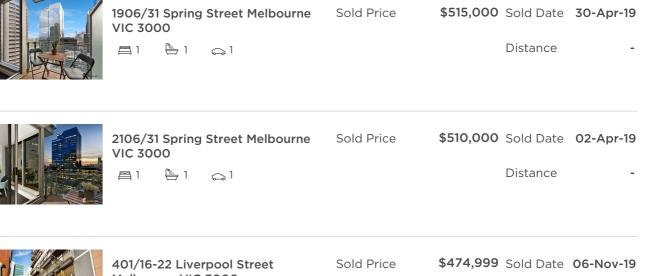
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ł	401/16-22 Liverpool Street Melbourne VIC 3000		Sold Price	\$474,999	Sold Date	06-Nov-19	
	酉1	1	<b>⇔</b> 1			Distance	0.45km

RS = Recent sale UN = Undisclosed Sale

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