

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

3201/200 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

or range
between

\$620,000

&

\$650,000

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

4307/601 Little Lonsdale Street Melbourne VIC 3000	\$625,000	15-Jan-20
2102/250 Elizabeth Street Melbourne VIC 3000	\$645,000	07-Dec-19
2103/87 Franklin Street Melbourne VIC 3000	\$640,000	14-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.~~

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**4307/601 Little Lonsdale Street
Melbourne VIC 3000**

2 1 1

Sold Price

^{RS} **\$625,000**

Sold Date

15-Jan-20

Distance

0.28km



**2102/250 Elizabeth Street
Melbourne VIC 3000**

2 1 1

Sold Price

^{RS} **\$645,000** ^{UN}

Sold Date

07-Dec-19

Distance

0.94km



**2103/87 Franklin Street Melbourne
VIC 3000**

2 1 1

Sold Price

^{RS} **\$640,000**

Sold Date

14-Dec-19

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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