



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4211/220 Spencer Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$648,888 & \$708,888

MEDIAN SALE PRICE

Median price \$484,550 | House | Melbourne (3000)

Period - From 7 January 2019 to 7 January 2020 | Source - realestate.com

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 of Comparable Property	Price	Date of Sale
1514/250 ELIZABETH STREET, MELBOURNE VIC 3000	\$650,000	28/12/2018
1800/668 BOURKE STREET, MELBOURNE VIC 3000	\$707,000	17/11/2018
6203/568 COLLINS STREET, MELBOURNE VIC 3000	\$670,000	09/11/2018