

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 2909/220 Spencer Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$330,000

&

\$360,000

Median sale price

Median price

\$473,950

Property Type

House

Suburb

Melbourne (3000)

Period - From

13/02/2019

to

13/02/2020

Source

realestate.com

Comparable property sales

A

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
3103/350 WILLIAM STREET, MELBOURNE VIC 3000	\$356,500	08/05/2019
3403/350 WILLIAM STREET, MELBOURNE VIC 3000	\$355,000	12/08/2019
3503/350 WILLIAM STREET, MELBOURNE VIC 3000	\$350,000	11/08/2019

This Statement of Information was prepared on: 13/02/2020