

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3209/220 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

*House

*Unit

X

Suburb

Melbourne

Period-from

01 Aug 2018

to

31 Jul 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

2214/220 Spencer Street Melbourne VIC 3000	\$352,000	10-Jun-19
3409/220 Spencer Street Melbourne VIC 3000	\$365,000	03-Jun-19
3712/220 Spencer Street Melbourne VIC 3000	\$375,000	03-Apr-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: 26 August 2019

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**2214/220 Spencer Street
Melbourne VIC 3000**

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 Sold Price **\$352,000** Sold Date **10-Jun-19**

Distance -


**3409/220 Spencer Street
Melbourne VIC 3000**

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 Sold Price **\$365,000** Sold Date **03-Jun-19**

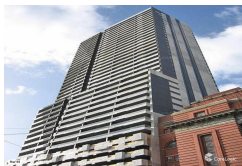
Distance -


**3712/220 Spencer Street Melbourne
VIC 3000**

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 Sold Price **\$375,000** Sold Date **03-Apr-19**

Distance -


**2506/220 Spencer Street
Melbourne VIC 3000**

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 Sold Price **\$260,000** Sold Date **06-Mar-19**

Distance -


**707/220 Spencer Street Melbourne
VIC 3000**

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 Sold Price **\$270,000** Sold Date **27-Feb-19**

Distance -


**1805/220 Spencer Street
Melbourne VIC 3000**

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 Sold Price **\$262,500** Sold Date **25-Mar-19**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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