

## 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

711/280 SPENCER STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$235,000

&

\$249,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2021

to

31 May 2022

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

4304/220 SPENCER STREET MELBOURNE VIC 3000	\$259,000	17-Nov-21
1106/220 SPENCER STREET MELBOURNE VIC 3000	\$249,000	25-Jan-22

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: 03 June 2022



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**4304/220 SPENCER STREET  
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$259,000** Sold Date **17-Nov-21**

Distance -



**1106/220 SPENCER STREET  
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$249,000** Sold Date **25-Jan-22**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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