

## 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

1005/280 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

\$350,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

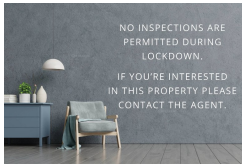
Date of sale

1403/280 Spencer Street Melbourne VIC 3000	\$345,000	08-Jul-21
511/105 Batman Street West Melbourne VIC 3003	\$388,000	19-Jun-21
1008/280 Spencer Street Melbourne VIC 3000	\$328,000	14-Jul-21

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: 10 November 2021



**1403/280 Spencer Street  
Melbourne VIC 3000**

1 1 1

Sold Price **\$345,000** Sold Date **08-Jul-21**

Distance -



**511/105 Batman Street West  
Melbourne VIC 3003**

1 1 1

Sold Price **\$388,000** Sold Date **19-Jun-21**

Distance **0.33km**

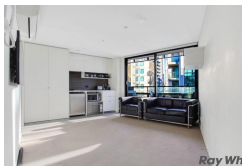


**1008/280 Spencer Street  
Melbourne VIC 3000**

1 1 1

Sold Price **\$328,000** Sold Date **14-Jul-21**

Distance -



**1605/243-263 Franklin Street  
Melbourne VIC 3000**

1 1 -

Sold Price **\$330,000** Sold Date **25-Jun-21**

Distance **0.62km**



**609B/198 Harbour Esplanade  
Docklands VIC 3008**

1 1 1

Sold Price **\$320,000** Sold Date **04-Oct-21**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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