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	2503/200 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	$400,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$434,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Mar 2022	to	28 Feb 2023	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.

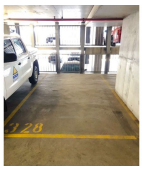
Address of comparable property	Price	Date of sale
1214/200 SPENCER STREET MELBOURNE VIC 3000	$400,000	23-Sep-21
1304/200 SPENCER STREET MELBOURNE VIC 3000	$405,000	02-Mar-22
3304/200 SPENCER STREET MELBOURNE VIC 3000	$420,000	22-Jan-22

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: 08 March 2023

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1214/200 SPENCER STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$400,000** Sold Date **23-Sep-21**

Distance **0km**



1304/200 SPENCER STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$405,000** Sold Date **02-Mar-22**

Distance **0km**



3304/200 SPENCER STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$420,000** Sold Date **22-Jan-22**

Distance **0km**



4014/220 SPENCER STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$418,000** Sold Date **12-Nov-21**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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