

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

2812/288 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

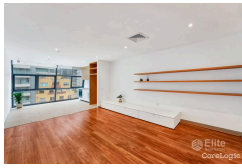
Date of sale

1203/555 FLINDERS STREET MELBOURNE VIC 3000	\$315,000	09-Jan-24
718/555 FLINDERS STREET MELBOURNE VIC 3000	\$327,000	03-Jan-24
103/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$315,000	28-Nov-23

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: 27 March 2024



**1203/555 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$315,000

Sold Date **09-Jan-24**

Distance **0.92km**



**718/555 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$327,000

Sold Date **03-Jan-24**

Distance **0.9km**



**103/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$315,000

Sold Date **28-Nov-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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