

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

2902/220 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

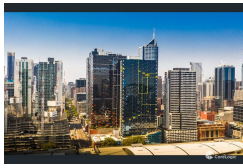
Date of sale

1717/220 SPENCER STREET MELBOURNE VIC 3000	\$630,000	27-Mar-23
2913/220 SPENCER STREET MELBOURNE VIC 3000	\$635,000	14-Apr-23
3117/220 SPENCER STREET MELBOURNE VIC 3000	\$651,000	17-Mar-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: 28 July 2023



**1717/220 SPENCER STREET
 MELBOURNE VIC 3000**

 2  2  2

Sold Price **\$630,000** Sold Date **27-Mar-23**

Distance **0km**



**2913/220 SPENCER STREET
 MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$635,000** Sold Date **14-Apr-23**

Distance **0km**



**3117/220 SPENCER STREET
 MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$651,000** Sold Date **17-Mar-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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