

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 4303/220 Spencer Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$615,000.00 & \$670,000.00

Median sale price

Median price \$560,000.00 Property type Unit/Apartment,
 Car Park Suburb MELBOURNE
 Period Dec 2023 to Dec 2024 Source Property Data
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 From

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2203/618 Lonsdale St MELBOURNE 3000	\$628,500.00	23/09/2024
4106/38 Rose La MELBOURNE 3000	\$624,000.00	12/09/2024
4510/639 Lonsdale St MELBOURNE 3000	\$615,000.00	17/07/2024

This Statement of Information was prepared on: Friday 06th December 2024