



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 1901/408 Spencer Street, West Melbourne, 3003

Indicative selling price

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

Single price or range between \$610,000.00 & \$650,000.00

Median sale price

Median price \$579,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE
Period - From Aug 2023 to Aug 2024 Source REIV

Comparable property sales

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 six months.

This Statement of Information was prepared on: Tuesday 13th August 2024