

## 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

3002/35-47 SPRING STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,890,000

&

\$1,999,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

1006/35-47 SPRING STREET MELBOURNE VIC 3000	\$2,100,000	29-Jul-24
3502/35-47 SPRING STREET MELBOURNE VIC 3000	\$2,049,000	29-Jul-24

OR

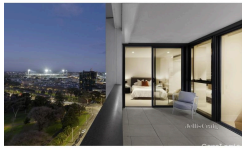
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 December 2024

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1006/35-47 SPRING STREET  
MELBOURNE VIC 3000

2 2 1

Sold Price

\$2,100,000

Sold Date

29-Jul-24

Distance

0km



3502/35-47 SPRING STREET  
MELBOURNE VIC 3000

2 2 1

Sold Price

\$2,049,000

Sold Date

29-Jul-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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