

## 1403/280 Spencer Street, Melbourne Vic 3000



**1 Bed 1 Bath 1 Car**  
**Rooms:** 2  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$375,000  
**Median House Price**  
 March quarter 2020: \$511,000

## Comparable Properties



### 602/260 Little Collins Street, Melbourne 3000 (REI/VG)

**1 Bed 1 Bath - Car**  
**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 24/04/2020  
**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments:** Similar size and condition; no car park



### 621/422 Collins Street, Melbourne 3000 (REI/VG)

**1 Bed 1 Bath - Car**  
**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 24/04/2020  
**Property Type:** Apartment  
**Agent Comments:** Similar size and condition; no car park



### 7/237 Flinders Lane, Melbourne 3000 (REI)

**1 Bed 1 Bath - Car**  
**Price:** \$376,000  
**Method:** Auction Sale  
**Date:** 28/06/2019  
**Property Type:** Apartment  
**Agent Comments:** Similar apartment without a car space

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

1403/280 Spencer Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$375,000

#### Median sale price

Median price

\$511,000

Unit

x

Suburb

Melbourne

Period - From

01/01/2020

to

31/03/2020

Source

REIV

#### 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
602/260 Little Collins Street, MELBOURNE 3000	\$385,000	24/04/2020
621/422 Collins Street, MELBOURNE 3000	\$380,000	24/04/2020
7/237 Flinders Lane, MELBOURNE 3000	\$376,000	28/06/2020

This Statement of Information was prepared on:

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