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## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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PROPERTY OFFERED FOR SALE

**305/220 Spencer Street, Melbourne, VIC 3000**

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INDICATIVE SELLING PRICE

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

**Range Between \$285,000 & \$310,000**

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MEDIAN SALE PRICE

**Median price \$484,050 | | Melbourne (3000)**

**Period - From 26 March 2018 to 26 March 2019 | Source - realestate.com**

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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      |
|--|------------------|-------------------|
| <b>1609/80 ABECKETT STREET, MELBOURNE VIC 3000</b> | <b>\$348,000</b> | <b>19/03/2019</b> |
| <b>304/108 FLINDERS STREET, MELBOURNE VIC 3000</b> | <b>\$332,000</b> | <b>11/12/2018</b> |
| <b>710/17 SINGERS LANE, MELBOURNE VIC 3000</b>     | <b>\$315,000</b> | <b>11/12/2019</b> |

This statement of information was prepared on 16/09/2019

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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Pagan Real Estate - (03) 9375 3377**  
**8 Mt Alexander Road, Travancore 3032**