

# 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 818/220 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)

Price Range

\$440,000

&

\$480,000

### Median sale price

Median price

\$473,950

Property Type

House

Suburb

Melbourne (3000)

Period - From

28/02/2020

to

28/02/2019

Source

realestate.com

### Comparable property sales

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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
2408/38 ROSE LANE, MELBOURNE VIC 3000	\$490,000	20/02/2020
108/68-86 LA TROBE STREET, MELBOURNE VIC 3000	\$446,000	01/02/2020
1404/225 ELIZABETH STREET, MELBOURNE VIC 3000	\$470,000	20/01/2020

This Statement of Information was prepared on: 28/02/2020