

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 2816/220 Spencer Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$315,000

&

\$335,000

Median sale price

Median price

\$490,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

07/11/2019

to

04/11/2020

Source

realestate.com.au

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 |
|--|-----------|--------------|
| 1114/555 FLINDERS STREET, MELBOURNE VIC 3000 | \$327,000 | 25/10/2020 |
| 1012/620 COLLINS STREET, MELBOURNE VIC 3000 | \$327,000 | 20/07/2020 |
| 510/11-17 COHEN PLACE, MELBOURNE VIC 3000 | \$335,000 | 31/08/2020 |

This Statement of Information was prepared on: 04/11/2020