



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

25.13/220 Spencer Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$558,888 & \$588,888

MEDIAN SALE PRICE

Median price \$490,000 | House | Melbourne (3000)

Period - From 13 March 2017 to 12 March 2018 | Source - realestate.com.au

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
4115/220 SPENCER STREET, MELBOURNE VIC 3000	\$595,000	18/10/2018
2113/220 SPENCER STREET, MELBOURNE VIC 3000	\$580,000	01/11/2018
1515/220 SPENCER STREET, MELBOURNE VIC 3000	\$560,000	25/10/2018