



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

1402/220 Spencer Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$550,000 & \$595,000

MEDIAN SALE PRICE

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

Period - From 10 March 2017 to 24 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
3007/618 LONSDALE STREET, MELBOURNE VIC 3000	\$585,000	22/03/2018
1303/220 SPENCER STREET, MELBOURNE VIC 3000	\$600,000	18/02/2018
1515/220 SPENCER STREET, MELBOURNE VIC 3000	\$560,000	14/09/2017