



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

1907/280 Spencer Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$295,500 & \$325,500

MEDIAN SALE PRICE

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

Period - From 11 May 2017 to 10 May 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
2104/350 WILLIAM STREET, MELBOURNE VIC 3000	\$315,000	04/05/2018
2908/380 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$350,000	06/04/2018
501/7 KATHERINE PLACE, MELBOURNE VIC 3000	\$298,000	12/04/2018