



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

3-08/429 Spencer Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$320,000 & \$350,000

MEDIAN SALE PRICE

Median price \$532,800 | Unit | Melbourne (3000)

Period - From 22 June 2016 to 21 June 2017 | Source - property data online

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
1212/200 SPENCER ST, MELBOURNE VIC 3000	\$415,000	17/06/2017
1411/222 RUSSELL ST, MELBOURNE VIC 3000	\$405,000	01/06/2017
711/668 BOURKE ST, MELBOURNE VIC 3000	\$415,000	03/05/2017