

Marcus Heron 03 9598 9111 0424 696 822

Statement of Information

mheron@follettco.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	3701/420 Spencer Street, West Melbourne Vic 3003
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,200,000	&	\$2,400,000

Median sale price

Median price	\$624,500	Hou	se	Unit	х		Suburb	West Melbourne
Period - From	01/04/2017	to	31/03/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* 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

	a		2000 01 0000
1	262/299 Queen St MELBOURNE 3000	\$2,500,000	13/12/2017
2	3401/65 Dudley St WEST MELBOURNE 3003	\$2,488,888	22/01/2018
3	3801/65 Dudley St WEST MELBOURNE 3003	\$2,250,000	30/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Follett & Co. | P: 03 95989111





Price

Date of sale

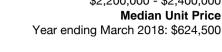
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Indicative Selling Price \$2,200,000 - \$2,400,000





Rooms: Property Type: Apartment **Agent Comments**

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Raising the bar for luxury penthouse living in West Melbourne thanks to incredible quality, sensational space, and breathtaking 360-degree views of the CBD and Port Phillip Bay. This truly exceptional and brand new 3 bedroom + study, 3.5 bathroom residence is simply spectacular.

A place on the 37th floor where you are the only resident on the level allows for a sense of seclusion and utter privacy, while the 255 sqm (approx.) of enormous space gives you more than enough room to move. A wide and welcoming entry makes way for the stunningly light-filled north-facing central living zone, which is split up into dedicated lounge and dining areas. These two separate living spaces are divided by the lavish marble kitchen complete with stainless steel Smeg appliances and extraordinary preparation space including a 2nd large bench and sink area.

Comparable Properties



262/299 Queen St MELBOURNE 3000 (VG)

--3

Price: \$2,500,000 Method: Sale Date: 13/12/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

3401/65 Dudley St WEST MELBOURNE 3003

(VG)

--3





Price: \$2,488,888 Method: Sale Date: 22/01/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3801/65 Dudley St WEST MELBOURNE 3003

(VG)

-3

Price: \$2,250,000 Method: Sale Date: 30/11/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

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