

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 3701/420 Spencer Street, West Melbourne Vic 3003

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 House Unit X 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	Price	Date of sale
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.



3 3.5 2

Rooms:
Property Type: Apartment
Agent Comments

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.

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median Unit Price

Year ending March 2018: \$624,500

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)

Agent Comments

3 - -

Price: \$2,500,000

Method: Sale

Date: 13/12/2017

Rooms: -

Property Type: Strata Unit/Flat

3401/65 Dudley St WEST MELBOURNE 3003 (VG)

Agent Comments

3 - -

Price: \$2,488,888

Method: Sale

Date: 22/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

3801/65 Dudley St WEST MELBOURNE 3003 (VG)

Agent Comments

3 - -

Price: \$2,250,000

Method: Sale

Date: 30/11/2017

Rooms: -

Property Type: Strata Unit/Flat