

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

250 Spencer Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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 6 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

1410/601 Little Lonsdale Street Melbourne VIC 3000	\$410,000	31-Jan-20
2309/601 Little Lonsdale Street Melbourne VIC 3000	\$400,000	18-Feb-19
24/562-566 Little Bourke Street Melbourne VIC 3000	\$420,000	04-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 01 July 2020



**1410/601 Little Lonsdale Street
 Melbourne VIC 3000**

 1  1  -

Sold Price

\$410,000

Sold Date

31-Jan-20

Distance

0.14km



**2309/601 Little Lonsdale Street
 Melbourne VIC 3000**

 1  1  -

Sold Price

\$400,000

Sold Date

18-Feb-19

Distance

0.14km



**24/562-566 Little Bourke Street
 Melbourne VIC 3000**

 1  1  -

Sold Price

\$420,000

Sold Date

04-Jun-19

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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