

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

1605/280 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

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

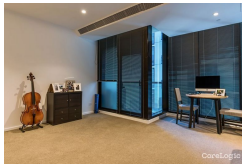
Date of sale

2812/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$373,800	25-Jan-24
1309/618 LONSDALE STREET MELBOURNE VIC 3000	\$375,000	21-Feb-24
3604/639 LONSDALE STREET MELBOURNE VIC 3000	\$365,000	28-Nov-23

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: 19 April 2024



2812/601 LITTON LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$373,800** Sold Date **25-Jan-24**

Distance **0.13km**



1309/618 LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} **\$375,000** ^{UN} Sold Date **21-Feb-24**

Distance **0.15km**



3604/639 LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$365,000** Sold Date **28-Nov-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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