

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

4702/138 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

7101/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,900,000	18-Jul-24
121/8 WELLS STREET SOUTHBANK VIC 3006	\$1,863,000	18-Sep-24
4201/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,700,000	21-Mar-24

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: 11 October 2024



**7101/7 RIVERSIDE QUAY
 SOUTHBANK VIC 3006**

3 2 2

Sold Price ^{RS} **\$1,900,000** Sold Date **18-Jul-24**

Distance **1.07km**



**121/8 WELLS STREET SOUTHBANK
 VIC 3006**

3 2 2

Sold Price ^{RS} **\$1,863,000** Sold Date **18-Sep-24**

Distance **1.62km**



**4201/1 QUEENSBRIDGE SQUARE
 SOUTHBANK VIC 3006**

3 2 2

Sold Price **\$1,700,000** Sold Date **21-Mar-24**

Distance **0.88km**

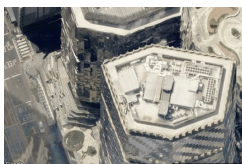


**2607/433-455 COLLINS STREET
 MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,680,000** Sold Date **14-Mar-24**

Distance **0.56km**

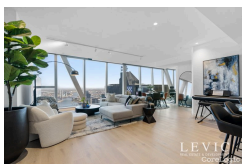


**6043Z/659 LITTLE LONSDALE
 STREET MELBOURNE VIC 3000**

3 - -

Sold Price **\$1,668,000** Sold Date **02-Jan-24**

Distance **0.37km**



**5203A/260 SPENCER STREET
 MELBOURNE VIC 3000**

3 2 1

Sold Price ^{RS} **\$1,640,000** Sold Date **28-Jun-24**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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**1601/2 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

 3  3  2

Sold Price ^{RS} **\$1,570,000** Sold Date **31-Aug-24**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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