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	2.6/201 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Single price $825,000

Median sale price

Median price $502,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 30/09/2024 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	102/7 Howard St WEST MELBOURNE 3003	$825,000	03/10/2024
2	6.5/201 Spring St MELBOURNE 3000	$837,500	16/09/2024
3	161/283 Spring St MELBOURNE 3000	$838,000	21/06/2024

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.~~

This Statement of Information was prepared on: 13/11/2024 16:29

2.6/201 Spring Street, Melbourne Vic 3000



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$825,000
Median Unit Price
Year ending September 2024: $502,000

Comparable Properties



102/7 Howard St WEST MELBOURNE 3003 (REI)

2 1 1

Price: $825,000
Method: Private Sale
Date: 03/10/2024
Property Type: Unit

Agent Comments



6.5/201 Spring St MELBOURNE 3000 (REI)

2 2 1

Price: $837,500
Method: Private Sale
Date: 16/09/2024
Property Type: Apartment
Land Size: 100 sqm approx

Agent Comments



161/283 Spring St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $838,000
Method: Private Sale
Date: 21/06/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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