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	1/593-597 Spencer Street West Melbourne VIC 3003

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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Mar 2020	to	28 Feb 2021	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
2911/668 Bourke Street Melbourne VIC 3000	$660,000	17-Nov-20
103A/640 Swanston Street Carlton VIC 3053	$685,000	02-Mar-21
1805/90 Lorimer Street Docklands VIC 3008	$660,000	18-Nov-20

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: 25 March 2021

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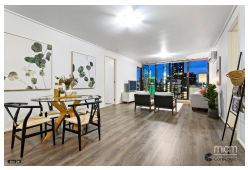
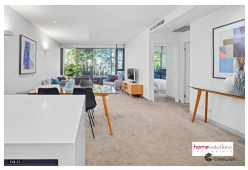


2911/668 Bourke Street Melbourne VIC 3000

2 1 2

Sold Price RS **$660,000** Sold Date **17-Nov-20**

Distance **1.23km**



103A/640 Swanston Street Carlton VIC 3053

2 1 2

Sold Price RS **$685,000** Sold Date **02-Mar-21**

Distance **1.68km**



1805/90 Lorimer Street Docklands VIC 3008

2 1 2

Sold Price **$660,000** Sold Date **18-Nov-20**

Distance **1.96km**

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

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