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	1907/288 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between $275,000 & $285,000

Median sale price

Median price $485,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/12/2024 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	3105/288 Spencer St MELBOURNE 3000	$289,000	20/01/2025
2	1602/280 Spencer St MELBOURNE 3000	$290,000	31/10/2024
3	2709/288 Spencer St MELBOURNE 3000	$282,000	08/10/2024

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: 15/03/2025 08:35

1907/288 Spencer Street, Melbourne Vic 3000



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$275,000 - $285,000
Median Unit Price
Year ending December 2024: $485,000

Comparable Properties



3105/288 Spencer St MELBOURNE 3000 (REI)

1 1 -

Price: $289,000
Method: Private Sale
Date: 20/01/2025
Property Type: Apartment

Agent Comments



1602/280 Spencer St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $290,000
Method: Private Sale
Date: 31/10/2024
Rooms: 2
Property Type: Apartment

Agent Comments



2709/288 Spencer St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $282,000
Method: Private Sale
Date: 08/10/2024
Property Type: Apartment

Agent Comments

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

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