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	191/283 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $580,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2022 to 31/03/2022 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.

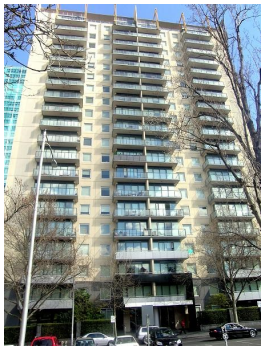
	Address of comparable property	Price	Date of sale
1	4206/22-24 Jane Bell La MELBOURNE 3000	$700,000	06/05/2022
2	9/6 Anthony St MELBOURNE 3000	$680,000	08/04/2022
3	37/24 Little Bourke St MELBOURNE 3000	$670,000	19/05/2022

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: 10/06/2022 11:31

191/283 Spring Street, Melbourne Vic 3000



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
March quarter 2022: $580,000

Comparable Properties



4206/22-24 Jane Bell La MELBOURNE 3000 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 06/05/2022
Property Type: Apartment

Agent Comments



9/6 Anthony St MELBOURNE 3000 (VG)

2 - -

Price: $680,000
Method: Sale
Date: 08/04/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



37/24 Little Bourke St MELBOURNE 3000 (REI)

2 2 -

Price: $670,000
Method: Sold Before Auction
Date: 19/05/2022
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9426 4000

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