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	1602/31 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between $2,800,000 & $2,950,000

Median sale price

Median price $490,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/06/2024 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	201/99 Spring St MELBOURNE 3000	$2,965,000	28/05/2024
2	82/51 Spring St MELBOURNE 3000	$2,625,000	08/05/2024
3			

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: 30/08/2024 16:51

1602/31 Spring Street, Melbourne Vic 3000



3 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$2,800,000 - $2,950,000
Median Unit Price
Year ending June 2024: $490,000

Comparable Properties

201/99 Spring St MELBOURNE 3000 (VG)

4 - -

Agent Comments

Price: $2,965,000
Method: Sale
Date: 28/05/2024
Property Type: Strata Unit/Flat



82/51 Spring St MELBOURNE 3000 (REI/VG)

3 2 1

Agent Comments

Price: $2,625,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment
Land Size: 190 sqm approx

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.

Account - Marshall White | P: 03 9822 9999

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