Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	3911/220 Spencer Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$640,000.00	& $680,000.00

Median sale price

Median price	$540,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Apr 2024	to	Apr 2025	Source	Property Data

Comparable property sales

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
3212/639 Lonsdale St MELBOURNE 3000	$658,888.00	3/04/2025
3209/100 Harbour Esp DOCKLANDS 3008	$670,000.00	23/01/2025
905/620 Collins St MELBOURNE 3000	$670,000.00	29/10/2024

This Statement of Information was prepared on: Tuesday 22nd April 2025