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	901/31 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 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	507/1 Powlett St EAST MELBOURNE 3002	$1,250,000	04/11/2023
2	204/30 St Andrews Pl EAST MELBOURNE 3002	$1,200,000	04/10/2023
3	3908/63 La Trobe St MELBOURNE 3000	$1,180,000	08/10/2023

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: 01/04/2024 20:45

901/31 Spring Street, Melbourne Vic 3000



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
December quarter 2023: $526,000

Comparable Properties



507/1 Powlett St EAST MELBOURNE 3002 (REI/VG)

2 2 1

Price: $1,250,000
Method: Auction Sale
Date: 04/11/2023
Property Type: Apartment

Agent Comments

204/30 St Andrews Pl EAST MELBOURNE 3002 (REI/VG)

1 1 1

Price: $1,200,000
Method: Sold Before Auction
Date: 04/10/2023
Property Type: Apartment

Agent Comments

3908/63 La Trobe St MELBOURNE 3000 (VG)

2 - -

Price: $1,180,000
Method: Sale
Date: 08/10/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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