

## 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

1004/393 SPENCER STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

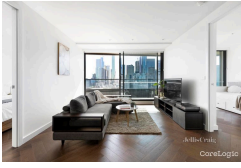
1907/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$850,000	18-May-23
4008/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	19-Nov-23
3307/38 ROSE LANE MELBOURNE VIC 3000	\$723,000	08-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 29 January 2024

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**1907/23 BATMAN STREET WEST  
 MELBOURNE VIC 3003**

 2  2  2

Sold Price **\$850,000** Sold Date **18-May-23**

Distance **0.21km**



**4008/601 LITTLE LONSDALE  
 STREET MELBOURNE VIC 3000**

 2  2  2

Sold Price **\$680,000** Sold Date **19-Nov-23**

Distance **0.4km**



**3307/38 ROSE LANE MELBOURNE  
 VIC 3000**

 2  2  -

Sold Price **\$723,000** Sold Date **08-Sep-23**

Distance **0.53km**

RS = Recent sale      UN = Undisclosed Sale

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