

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

3209/288 SPENCER STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

3310/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$435,800	22-Feb-24
1410/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$448,000	13-Mar-24
607/668 BOURKE STREET MELBOURNE VIC 3000	\$440,000	19-Feb-24

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: 03 April 2024

Kong Tran
 M 0416126979
 E k.tran@motionproperty.com.au



3310/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$435,800** Sold Date **22-Feb-24**

Distance **0.17km**



1410/22-24 JANE BELL LANE MELBOURNE VIC 3000

 1  1  1

Sold Price ^{RS} **\$448,000** ^{UN} Sold Date **13-Mar-24**

Distance **1.31km**



607/668 BOURKE STREET MELBOURNE VIC 3000

 1  1  1

Sold Price ^{RS} **\$440,000** Sold Date **19-Feb-24**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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