

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

508/393 Spencer Street West Melbourne VIC 3003

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

\$606,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2019

to

31 May 2020

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

1102/392 Spencer Street West Melbourne VIC 3003	\$405,000	22-Jan-20
140-142 Dudley Street West Melbourne VIC 3003	\$425,000	04-Mar-20
702/140 Dudley Street West Melbourne VIC 3003	\$425,000	04-Mar-20

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 June 2020

Lot 1102



**1102/392 Spencer Street West
Melbourne VIC 3003**

1 1 1

Sold Price **\$405,000** Sold Date **22-Jan-20**

Distance **0.08km**

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**140-142 Dudley Street West
Melbourne VIC 3003**

1 1 1

Sold Price **\$425,000** Sold Date **04-Mar-20**

Distance **0.24km**



**702/140 Dudley Street West
Melbourne VIC 3003**

1 1 1

Sold Price Sold Date **04-Mar-20**

Distance **0.24km**

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RS = Recent sale

UN = Undisclosed Sale

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