

# 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 134-160 Spencer Street, Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\*742,540

or range between

&

### Median sale price

Median price \$ 545,000

Property type *Apartment*

Suburb West Melbourne 3003

Period - From 27 Feb 2019

to

27 Feb 2020

Source Realestate.com.au

### Comparable property sales

**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 8/7 Drewery Lane, Melbourne, Vic3000	\$ 880,000	17 Mar 2020
2 518/422 Collins Street, Melbourne, Vic3000	\$ 905,000	08 Feb 2020
3 707/501 Little Collins Street, Melbourne, Vic3000	\$ 780,000	08 FEB 2018

**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: 27 MAR 2020