

# 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 TH317/ 371-379 Spencer St, 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)

Single price \$ 596,200

or range between

&

### Median sale price

Median price \$ 599,000

Property type *Units*

Suburb *West Melbourne*

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
301/107 Hawke St, West Melbourne, 3003	\$ 612,000	26 Mar 2020
2/53 Ireland St, West Melbourne, 3003	\$ 890,000	12 Nov 2019
113/113-133 Rosslyn St, West Melbourne, 3003	\$ 480,000	31 Jan 2020

**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: 9 April 2020