

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

507/393 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

\$410,000

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2023

to

31 May 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

1003/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$430,000	11-Dec-23
1902/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$450,000	20-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 June 2024

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**1003/393 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$430,000

Sold Date

11-Dec-23

 1  1  -

Distance

0.02km



**1902/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$450,000

Sold Date

20-Feb-24

 1  1  1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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