



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1104/420 Spencer Street, WEST MELBOURNE 3003

Unit



2 beds



2 baths



0 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range from \$500,000 - \$550,000

Median sale price

Median Unit for WEST MELBOURNE for period Jul 2016 - Jun 2017

Sourced from REIV.

\$485,000

Comparable property sales

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 the most comparable to the property for sale.

16/44 Chetwynd Street, Price **\$500,000** Sold 05 September 2017
West Melbourne 3003

205/41 Dryburgh Street, Price **\$560,000** Sold 14 June 2017
West Melbourne 3003

302/456 Roden Street, Price **\$517,000** Sold 01 June 2017
West Melbourne 3003

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Contact agents

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