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	705/31 Spring Street Melbourne VIC 3000

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	$730,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$437,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2018	to	31 Aug 2019	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
605/31 Spring Street Melbourne VIC 3000	$775,000	20-Aug-19
81/283 Spring Street Melbourne VIC 3000	$750,000	30-Apr-19
10/5 Davisons Place Melbourne VIC 3000	$745,000	20-Jul-19

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: 16 September 2019

INNER REAL ESTATE
NEXTRE

Ruomei Wang
P 03 9804 5551
M 0400 500 903
E sales@ire.com.au



605/31 Spring Street Melbourne VIC 3000

2 1 1

Sold Price **$775,000** Sold Date **20-Aug-19**

Distance **-**

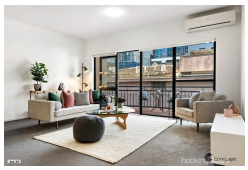


81/283 Spring Street Melbourne VIC 3000

2 1 1

Sold Price **$750,000** Sold Date **30-Apr-19**

Distance **0.74km**



10/5 Davisons Place Melbourne VIC 3000

2 1 1

Sold Price **$745,000** Sold Date **20-Jul-19**

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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