



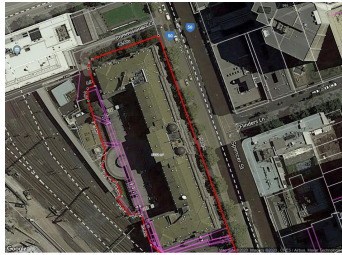
## STATEMENT OF INFORMATION

604/53 SPENCER STREET, DOCKLANDS, VIC 3008

PREPARED BY KEYSTONE REAL ESTATE, 701/566 ST KILDA ROAD MELBOURNE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

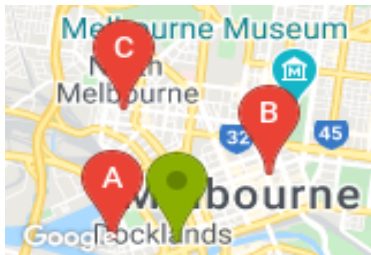
**604/53 SPENCER STREET, DOCKLANDS,**

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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$355,000 to \$390,500**

## MEDIAN SALE PRICE

**DOCKLANDS, VIC, 3008**

Suburb Median Sale Price (Unit)

**\$601,000**

01 April 2019 to 31 March 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**708/815 BOURKE ST, DOCKLANDS, VIC 3008**

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Sale Price

**\*\*\$320,000**

Sale Date: 01/05/2020

Distance from Property: 845m

**1714/222 RUSSELL ST, MELBOURNE, VIC 3000**

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Sale Price

**\$320,000**

Sale Date: 10/03/2020

Distance from Property: 1.5km

**2/14 PRENDERGAST LANE, NORTH**

1 1 -

Sale Price

**\$345,000**

Sale Date: 11/12/2019

Distance from Property: 2km



This report has been compiled on 26/05/2020 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

604/53 SPENCER STREET, DOCKLANDS, VIC 3008

### Indicative selling price

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

Price Range:

\$355,000 to \$390,500

### Median sale price

Median price

\$601,000

Property type

Unit

Suburb

DOCKLANDS

Period

01 April 2019 to 31 March 2020

Source



### 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 most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

708/815 BOURKE ST, DOCKLANDS, VIC 3008	**\$320,000	01/05/2020
1714/222 RUSSELL ST, MELBOURNE, VIC 3000	\$320,000	10/03/2020
2/14 PRENDERGAST LANE, NORTH MELBOURNE, VIC 3051	\$345,000	11/12/2019

This Statement of Information was prepared on:

26/05/2020