

STATEMENT OF INFORMATION

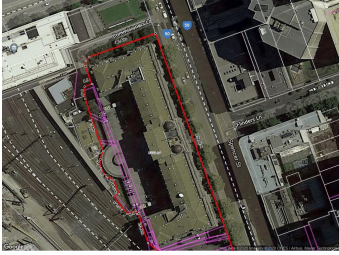
426/63 SPENCER STREET, DOCKLANDS, VIC 3008

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



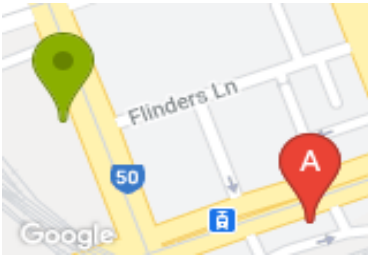
426/63 SPENCER STREET, DOCKLANDS,



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$390,000 to \$415,000**

MEDIAN SALE PRICE



DOCKLANDS, VIC, 3008

Suburb Median Sale Price (Unit)

\$610,000

01 July 2019 to 30 June 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1318/555 FLINDERS ST, MELBOURNE, VIC



Sale Price

\$381,000

Sale Date: 29/02/2020

Distance from Property: 221m



1319/555 FLINDERS ST, MELBOURNE, VIC



Sale Price

\$390,999

Sale Date: 27/02/2020

Distance from Property: 221m



This report has been compiled on 26/08/2020 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2020 - 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.

Property offered for sale

Address
Including suburb and

426/63 SPENCER STREET, DOCKLANDS, VIC 3008

Indicative selling price

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

Price Range: \$390,000 to \$415,000

Median sale price

Median price \$610,000

Property type

Unit

Suburb

DOCKLANDS

Period 01 July 2019 to 30 June 2020

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

1318/555 FLINDERS ST, MELBOURNE, VIC 3000	\$381,000	29/02/2020
1319/555 FLINDERS ST, MELBOURNE, VIC 3000	\$390,999	27/02/2020

This Statement of Information was prepared

26/08/2020