

STATEMENT OF INFORMATION

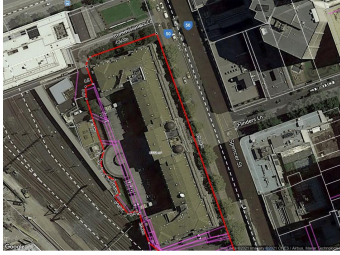
622/57 SPENCER STREET, DOCKLANDS, VIC 3008

PREPARED BY CITY RESIDENTIAL REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



622/57 SPENCER STREET, DOCKLANDS,

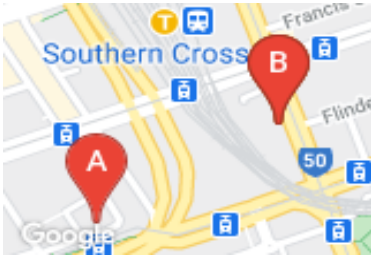


Indicative Selling Price

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

Price Range: **\$320,000 to \$350,000**

MEDIAN SALE PRICE



DOCKLANDS, VIC, 3008

Suburb Median Sale Price (Unit)

\$585,000

01 January 2020 to 31 December 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.



1012/8 MCCRAE ST, DOCKLANDS, VIC 3008



Sale Price

\$325,000

Sale Date: 22/11/2017

Distance from Property: 349m



604/53 SPENCER ST, DOCKLANDS, VIC 3008



Sale Price

***\$345,000**

Sale Date: 27/10/2020

Distance from Property: 0m



420/53 SPENCER ST, DOCKLANDS, VIC 3008



Sale Price

\$355,000

Sale Date: 18/10/2018

Distance from Property: 0m



This report has been compiled on 09/02/2021 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2021 - 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

622/57 SPENCER STREET, DOCKLANDS, VIC 3008

Indicative selling price

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

Price Range: \$320,000 to \$350,000

Median sale price

Median price

\$585,000

Property type

Unit

Suburb

DOCKLANDS

Period

01 January 2020 to 31 December 2020

Source

 pricfinder

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

1012/8 MCCRAE ST, DOCKLANDS, VIC 3008	\$325,000	22/11/2017
604/53 SPENCER ST, DOCKLANDS, VIC 3008	*\$345,000	27/10/2020
420/53 SPENCER ST, DOCKLANDS, VIC 3008	\$355,000	18/10/2018

This Statement of Information was prepared

09/02/2021