

STATEMENT OF INFORMATION

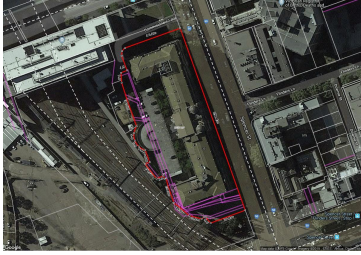
125/53 SPENCER STREET, DOCKLANDS, VIC 3008

PREPARED BY KEYSTONE REAL ESTATE, 566 ST KILDA ROAD MELBOURNE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



125/53 SPENCER STREET, DOCKLANDS,

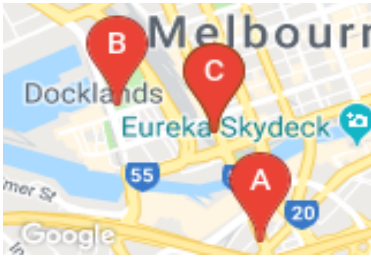
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Indicative Selling Price

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

Price Range: \$490,000 to \$530,000

MEDIAN SALE PRICE



DOCKLANDS, VIC, 3008

Suburb Median Sale Price (Unit)

\$630,000

01 January 2018 to 31 December 2018

Provided by:

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.



1011/45 HAIG ST, SOUTHBANK, VIC 3006

1 1 1

Sale Price

\$510,000

Sale Date: 31/01/2019

Distance from Property: 833m



1410/100 HARBOUR ESP, DOCKLANDS, VIC

1 1 1

Sale Price

\$515,000

Sale Date: 10/09/2018

Distance from Property: 671m



1308/33 SPENCER ST, DOCKLANDS, VIC 3008

1 - -

Sale Price

\$505,000

Sale Date: 30/05/2018

Distance from Property: 0m



This report has been compiled on 28/03/2019 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2019 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

125/53 SPENCER STREET, DOCKLANDS, VIC 3008

Indicative selling price

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

Price Range: \$490,000 to \$530,000

Median sale price

Median price \$630,000

House

Unit

X

Suburb

DOCKLANDS

Period

01 January 2018 to 31 December 2018

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

Address of comparable property	Price	Date of sale
1011/45 HAIG ST, SOUTHBANK, VIC 3006	\$510,000	31/01/2019
1410/100 HARBOUR ESP, DOCKLANDS, VIC 3008	\$515,000	10/09/2018
1308/33 SPENCER ST, DOCKLANDS, VIC 3008	\$505,000	30/05/2018