



UNIVERSAL REALTY
寰宇置業

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

420-434 SPENCER STREET, WEST

1 1 1

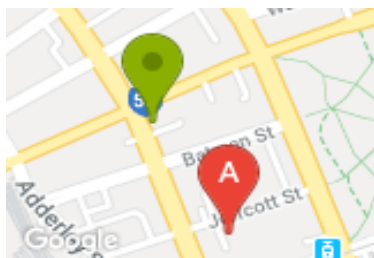
Indicative Selling Price

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

Price Range: **\$420,000 to \$450,000**

Provided by: Peggie Pang, Universal Realty Group

MEDIAN SALE PRICE



WEST MELBOURNE, VIC, 3003

Suburb Median Sale Price (Unit)

\$547,789

01 October 2017 to 30 September 2018

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.



503/55 JEFFCOTT ST, WEST MELBOURNE,

1 1 1

Sale Price

\$450,000

Sale Date: 19/05/2017

Distance from Property: 236m



This report has been compiled on 03/12/2018 by Universal Realty Group. Property Data Solutions Pty Ltd 2018 - 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

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

Address
Including suburb and

420-434 SPENCER STREET, WEST MELBOURNE, VIC 3003

Indicative selling price

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

Price Range:

\$420,000 to \$450,000

Median sale price

Median price

\$547,789

House

Unit

X

Suburb

WEST MELBOURNE

Period

01 October 2017 to 30 September 2018

Source

 pricefinder

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

Price

Date of sale

503/55 JEFFCOTT ST, WEST MELBOURNE, VIC 3003

\$450,000

19/05/2017