

STATEMENT OF INFORMATION

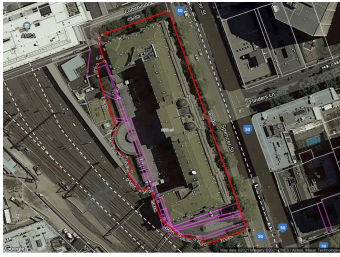
420/53 SPENCER STREET, MELBOURNE, VIC 3000

PREPARED BY KEYSTONE REAL ESTATE, 126A LORIMER STREET DOCKLANDS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



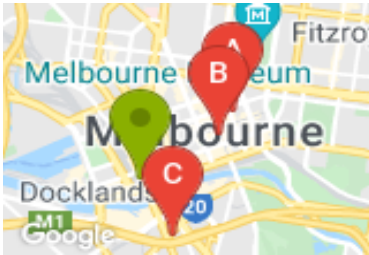
420/53 SPENCER STREET, MELBOURNE,



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$400,000 to \$440,000**

MEDIAN SALE PRICE



DOCKLANDS, VIC, 3008

Suburb Median Sale Price (Unit)

\$580,000

01 October 2020 to 30 September 2021

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.



714/222 RUSSELL ST, MELBOURNE, VIC 3000



Sale Price

***\$410,000**

Sale Date: 07/10/2021

Distance from Property: 1.6km



403/260 LITTLE COLLINS ST, MELBOURNE, VIC



Sale Price

***\$430,000**

Sale Date: 23/09/2021

Distance from Property: 1.2km



2904/283 CITY RD, SOUTHBANK, VIC 3006



Sale Price

\$435,000

Sale Date: 18/08/2021

Distance from Property: 895m



This report has been compiled on 13/10/2021 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.

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

420/53 SPENCER STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$580,000

Property type

Unit

Suburb

DOCKLANDS

Period

01 October 2020 to 30 September 2021

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

714/222 RUSSELL ST, MELBOURNE, VIC 3000	*\$410,000	07/10/2021
403/260 LITTLE COLLINS ST, MELBOURNE, VIC 3000	*\$430,000	23/09/2021
2904/283 CITY RD, SOUTHBANK, VIC 3006	\$435,000	18/08/2021

This Statement of Information was prepared on:

13/10/2021