

# STATEMENT OF INFORMATION

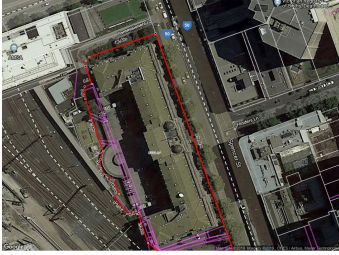
641/63 SPENCER STREET, DOCKLANDS, VIC 3008

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



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



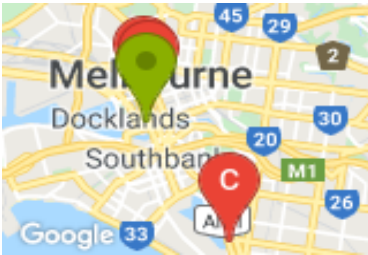
641/63 SPENCER STREET, DOCKLANDS,



## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$340,000**

## MEDIAN SALE PRICE



DOCKLANDS, VIC, 3008

Suburb Median Sale Price (Unit)

**\$614,000**

01 October 2018 to 30 September 2019

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.



3109/220 SPENCER ST, MELBOURNE, VIC 3000



Sale Price

**\*\$350,000**

Sale Date: 07/10/2019

Distance from Property: 507m



635 BOURKE ST, MELBOURNE, VIC 3000



Sale Price

**\*\$345,000**

Sale Date: 23/08/2019

Distance from Property: 357m



304/70 QUEENS RD, MELBOURNE, VIC 3004



Sale Price

**\$345,000**

Sale Date: 10/08/2019

Distance from Property: 4.1km



This report has been compiled on 18/10/2019 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://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

641/63 SPENCER STREET, DOCKLANDS, VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$340,000

### Median sale price

Median price

\$614,000

Property type

Unit

Suburb

DOCKLANDS

Period

01 October 2018 to 30 September 2019

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

3109/220 SPENCER ST, MELBOURNE, VIC 3000	*\$350,000	07/10/2019
635 BOURKE ST, MELBOURNE, VIC 3000	*\$345,000	23/08/2019
304/70 QUEENS RD, MELBOURNE, VIC 3004	\$345,000	10/08/2019

This Statement of Information was prepared

18/10/2019