

## STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

## Section 47AF of the Estate Agents Act 1980

Property offered for sale

124/67 Spencer Street, Docklands 3008

## Indicative selling price

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

Single price		or range between	\$630,000	and	\$670,000
<u>Median Sale P</u>	rice				
Median Price	\$608,000	House Un	t X Suburb	Dockla	nds 3008
Period - from	1 <sup>st</sup> August 2017	to 1 <sup>st</sup> August 202	L8 Source rea	lestate.o	com.au

## **Comparable sales**

A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	date of sale
231/67 Spencer Street, Docklands 3008	\$640,000	24/04/2018
502/67 Spencer Street, Docklands 3008	\$630,000	03/05/2018
1408/60 Siddeley Street, Docklands 3008	\$700,000	17/05/2018