

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 st August 2017 | to 1 st 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 |