

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

220/57 Spencer Street, Docklands Vic 3008

Indicative selling price

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

Range between \$695,000 & \$760,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Docklands

Period - From 01/01/2023

to 31/03/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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.

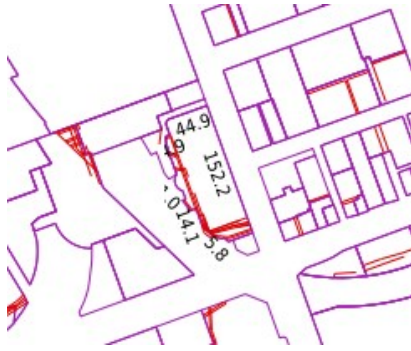
	Address of comparable property	Price	Date of sale
1	4112/35 Queensbridge St SOUTHBANK 3006	\$749,800	14/03/2023
2	38/83 Whiteman St SOUTHBANK 3006	\$705,000	19/03/2023
3	403/60 Siddeley St DOCKLANDS 3008	\$705,000	12/01/2023

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

13/06/2023 11:19



Property Type:
Agent Comments

Indicative Selling Price

\$695,000 - \$760,000

Median Unit Price

March quarter 2023: \$600,000

Comparable Properties



4112/35 Queensbridge St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$749,800

Method: Private Sale

Date: 14/03/2023

Property Type: Apartment



38/83 Whiteman St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$705,000

Method: Expression of Interest

Date: 19/03/2023

Property Type: Apartment



403/60 Siddeley St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 12/01/2023

Rooms: 5

Property Type: Apartment