

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 702/57 Spencer Street, Docklands Vic 3008

Indicative selling price

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

Range between \$2,600,000 & \$2,850,000

Median sale price

Median price \$612,500 Property Type Unit Suburb Docklands

Period - From 29/04/2023 to 28/04/2024 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	804/250 St Kilda Rd SOUTHBANK 3006	\$2,830,000	27/03/2024
2	2803/259 Normanby Rd SOUTH MELBOURNE 3205	\$2,749,999	30/10/2023
3	8901/70 Southbank Blvd SOUTHBANK 3006	\$2,609,000	02/02/2024

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: 29/04/2024 12:27

702/57 Spencer Street, Docklands Vic 3008



Property Type:
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,850,000
Median Unit Price
29/04/2023 - 28/04/2024: \$612,500

Comparable Properties



804/250 St Kilda Rd SOUTHBANK 3006 (REI) Agent Comments



Price: \$2,830,000
Method: Private Sale
Date: 27/03/2024
Property Type: Unit



2803/259 Normanby Rd SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$2,749,999
Method: Sale
Date: 30/10/2023
Property Type: Strata Unit/Flat

8901/70 Southbank Blvd SOUTHBANK 3006 (VG) Agent Comments



Price: \$2,609,000
Method: Sale
Date: 02/02/2024
Property Type: Strata Unit/Flat

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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