

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

2 Watt Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$1,450,000 & \$1,590,000

Median sale price

Median price \$1,015,500 Property Type Townhouse Suburb Spotswood

Period - From 19/01/2024 to 18/01/2025 Source Property Data

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	19a Sutton Av ALTONA NORTH 3025	\$1,510,000	27/12/2024
2	12 Charlotte St NEWPORT 3015	\$1,480,000	08/11/2024
3	80 Gordon St NEWPORT 3015	\$1,460,000	02/08/2024

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: 19/01/2025 12:51



4 3 2

Property Type: Townhouse (Single)
Land Size: 375 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,450,000 - \$1,590,000
Median Townhouse Price
19/01/2024 - 18/01/2025: \$1,015,500

Comparable Properties



19a Sutton Av ALTONA NORTH 3025 (REI)

[Agent Comments](#)

4 3 1

Price: \$1,510,000
Method: Private Sale
Date: 27/12/2024
Property Type: Townhouse (Single)
Land Size: 291 sqm approx



12 Charlotte St NEWPORT 3015 (REI)

[Agent Comments](#)

4 3 3

Price: \$1,480,000
Method: Sold Before Auction
Date: 08/11/2024
Property Type: House (Res)



80 Gordon St NEWPORT 3015 (REI/VG)

[Agent Comments](#)

4 3 3

Price: \$1,460,000
Method: Private Sale
Date: 02/08/2024
Property Type: Townhouse (Single)
Land Size: 278 sqm approx

Account - SASH MELBOURNE | P: 0431 619 009



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