

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/10 STEEL STREET SPOTSWOOD VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Spotswood

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7/31 BRADLEY STREET NEWPORT VIC 3015	390000	19-Nov-21
9/114 MASON STREET NEWPORT VIC 3015	405000	27-Nov-21
107/432 GEELONG ROAD WEST FOOTSCRAY VIC 3012	395000	07-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 May 2022



**7/31 BRADLEY STREET NEWPORT
VIC 3015**

Sold Price

390000

Sold Date

19-Nov-21

 1

 1

 1

Distance

1.94km



**9/114 MASON STREET NEWPORT
VIC 3015**

Sold Price

405000

Sold Date

27-Nov-21

 1

 1

 1

Distance

1.74km



**107/432 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

Sold Price

395000

Sold Date

07-Dec-21

 2

 1

 1

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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