

Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date of Statement 06/06/2017

Property offered for sale

Address
Including suburb & postcode 111 The Avenue, Spotswood 3015

Indicative selling price

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

Single price \$1,015,000

Or a range
between

&

Median sale price

(*Delete House or Unit as applicable)

Median price \$910,000

House

Suburb Spotswood

Period: from 01/01/2017

to 31/03/2017

Source Real Estate Institute of Victoria

Comparable property sales

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. 44 Benbow Street, Yarraville 3013	\$960,000	01/04/2017
2. 75 The Avenue, Spotswood 3015	\$985,000	18/02/2017
3. 56 Wembley Avenue, Yarraville 3013	\$1,012,500	26/11/2016