

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 9A Arras Street, Spotswood

### Indicative selling price

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

Range Between \$1,200,000 & \$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$586,000

House ☒

Suburb SPOTSWOOD

Period - From 01/10/2019 to 31/12/2019

Source REIV

### Comparable property sales

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- 73A The Avenue, Spotswood	\$1,280,000	24/07/19
2- 90A The Avenue, Spotswood	\$1,300,000	11/09/19
3- 3/69 Oxford Street, Newport	\$1,200,000	13/05/19