

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

32 Birmingham Street, Spotswood Vic 3015

Indicative selling price

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

Single price

\$925,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Spotswood

Period - From

02/04/2019

to

01/04/2020

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	94 The Avenue SPOTSWOOD 3015	\$950,000	11/03/2020
2	97 Paxton St SOUTH KINGSVILLE 3015	\$935,000	06/02/2020
3	90 Saltley St SOUTH KINGSVILLE 3015	\$915,000	21/03/2020

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:

02/04/2020 14:32



3 3 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$925,000

Median House Price

02/04/2019 - 01/04/2020: \$950,000

Comparable Properties



94 The Avenue SPOTSWOOD 3015 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 11/03/2020

Property Type: House (Res)

97 Paxton St SOUTH KINGSVILLE 3015 (REI/VG)

Agent Comments

3 2 1

Price: \$935,000

Method: Sold Before Auction

Date: 06/02/2020

Property Type: Townhouse (Res)



90 Saltley St SOUTH KINGSVILLE 3015 (REI)

Agent Comments

3 2 2

Price: \$915,000

Method: Auction Sale

Date: 21/03/2020

Property Type: Townhouse (Res)