

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

16 Vernier Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,052,000

House

X

Unit

Suburb

Spotswood

Period - From 01/10/2017

to

30/09/2018

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	11 Ferguson St SPOTSWOOD 3015	\$1,390,000	18/08/2018
2	47 Reed St SPOTSWOOD 3015	\$1,325,000	25/05/2018
3	3 Greene St SPOTSWOOD 3015	\$1,221,000	23/06/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 669 sqm approx

Agent Comments

Comparable Properties

11 Ferguson St SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,390,000

Method: Auction Sale

Date: 18/08/2018

Rooms: 5

Property Type: House (Res)

Land Size: 738 sqm approx



47 Reed St SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 25/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 583 sqm approx



3 Greene St SPOTSWOOD 3015 (REI/VG)

Agent Comments



Price: \$1,221,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 6

Property Type: House (Res)

Land Size: 668 sqm approx