

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

90 The Avenue, Spotswood Vic 3015

Indicative selling price

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

Range between \$1,180,000

&

\$1,230,000

Median sale price

Median price \$977,500

House

X

Unit

Suburb

Spotswood

Period - From 01/07/2018

to

30/06/2019

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	73 The Avenue SPOTSWOOD 3015	\$1,280,000	04/08/2019
2	116 The Avenue SPOTSWOOD 3015	\$1,230,000	13/03/2019
3	56b Bena St YARRAVILLE 3013	\$1,200,000	08/05/2019

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: Development Site (Res)

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



73 The Avenue SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 04/08/2019

Rooms: 8

Property Type: Townhouse (Single)



116 The Avenue SPOTSWOOD 3015 (VG)

Agent Comments



Price: \$1,230,000

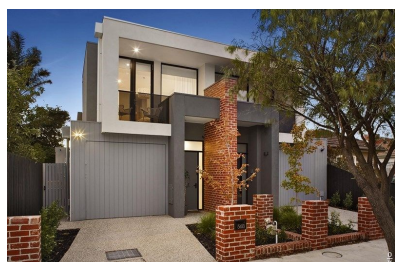
Method: Sale

Date: 13/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 334 sqm approx



56b Bena St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 08/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 235 sqm approx