

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 20/04/2017

Property offered for sale

Address
Including suburb &
postcode 2/7 Mary Street, 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 \$

**Or a range
between**

\$690,000

& \$759,000

Median sale price

(*Delete House or Unit as applicable)

Median price \$1,028,000

House

Suburb Spotswood

Period: from 01/10/2016

to 31/12/2016

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. 13B Vernier Street, Spotswood	\$680,000	18/02/2017
2. 1/145 Mason Street, Spotswood	\$780,000	10/02/2017
3. 11C Junction Street, Newport	\$710,000	29/04/2017