

# 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

3/11 Abbott Street, Spotswood Vic 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$768,000

### Median sale price

Median price

\$980,000

Property Type

House

Suburb

Spotswood

Period - From

01/04/2020

to

31/03/2021

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	3/44 Saltley St SOUTH KINGSVILLE 3015	\$796,000	27/02/2021
2	39 Ararat St ALTONA NORTH 3025	\$780,000	16/03/2021
3	182 Fogarty Av YARRAVILLE 3013	\$750,000	27/03/2021

**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:

24/04/2021 17:28

3/11 Abbott Street, Spotswood Vic 3015

**hockingstuart**

Adam Welling

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**Indicative Selling Price**

\$768,000

**Median House Price**

Year ending March 2021: \$980,000



2 2 1

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**3/44 Saltley St SOUTH KINGSVILLE 3015 (REI)** **Agent Comments**

2 1 2

**Price:** \$796,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Townhouse (Res)

**Land Size:** 230 sqm approx



**39 Ararat St ALTONA NORTH 3025 (REI)**

**Agent Comments**

3 1 2

**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 16/03/2021

**Property Type:** House (Res)



**182 Fogarty Av YARRAVILLE 3013 (REI)**

**Agent Comments**

2 1 1

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525