

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

48a Hick Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$740,000

&

\$790,000

Median sale price

Median price \$855,500

Property Type House

Suburb Spotswood

Period - From 01/01/2019

to 31/12/2019

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 | 1/85 Kernot St SOUTH KINGSVILLE 3015 | \$795,000 | 22/02/2020 |
| 2 | 3/82 Kernot St SOUTH KINGSVILLE 3015 | \$720,000 | 22/02/2020 |
| 3 | 4/25 Hope St SPOTSWOOD 3015 | \$697,000 | 04/02/2020 |

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:

05/03/2020 13:38



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Property Type: House (Previously Occupied - Detached)

Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$790,000

Median House Price

Year ending December 2019: \$855,500

Comparable Properties



1/85 Kernot St SOUTH KINGSVILLE 3015 (REI) **Agent Comments**

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Price: \$795,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

3/82 Kernot St SOUTH KINGSVILLE 3015 (REI) **Agent Comments**

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Price: \$720,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Villa



4/25 Hope St SPOTSWOOD 3015 (REI)

Agent Comments

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Price: \$697,000

Method: Private Sale

Date: 04/02/2020

Property Type: Villa