

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

4/88 Hudsons Road, Spotswood Vic 3015

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Spotswood

Period - From

13/02/2024

to

12/02/2025

Source

Property Data

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	4/2 Fyans St YARRAVILLE 3013	\$425,000	08/11/2024
2	3/114 Mason St NEWPORT 3015	\$430,000	18/09/2024
3	208/88 Hudsons Rd SPOTSWOOD 3015	\$430,000	03/09/2024

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:

13/02/2025 12:32



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

13/02/2024 - 12/02/2025: \$570,000

Comparable Properties



4/2 Fyans St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$425,000

Method: Sold Before Auction

Date: 08/11/2024

Property Type: Unit



3/114 Mason St NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$430,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: Apartment



208/88 Hudsons Rd SPOTSWOOD 3015 (REI/VG)

Agent Comments



Price: \$430,000

Method: Sold Before Auction

Date: 03/09/2024

Property Type: Apartment