

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

40 Stephenson Street, Spotswood Vic 3015

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,049,000

Median sale price

Median price \$1,050,000

House

X

Unit

Suburb

Spotswood

Period - From 01/01/2017

to

31/12/2017

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	6 George St SPOTSWOOD 3015	\$1,222,000	17/02/2018
2	4 Stephenson St SPOTSWOOD 3015	\$1,060,000	16/12/2017
3	24 Bolton St SPOTSWOOD 3015	\$1,054,000	18/11/2017

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.