

## 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	11 Ferguson Street, Spotswood Vic 3015
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#### Indicative selling price

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

Range between	\$1,215,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,060,000	House	X	Unit		Suburb	Spotswood
Period - From	01/07/2017	to	30/06/2018	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 Greene St SPOTSWOOD 3015	\$1,221,000	23/06/2018
2	81 The Avenue SPOTSWOOD 3015	\$1,200,000	24/03/2018
3	145 Blackshaws Rd NEWPORT 3015	\$1,200,000	20/02/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,215,000 - \$1,250,000  
**Median House Price**  
Year ending June 2018: \$1,060,000

## Comparable Properties



**3 Greene St SPOTSWOOD 3015 (REI)**

**Agent Comments**



**Price:** \$1,221,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx

**81 The Avenue SPOTSWOOD 3015 (REI/VG)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 693 sqm approx

**145 Blackshaws Rd NEWPORT 3015 (VG)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 20/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 757 sqm approx