



## Biggin & Scott Altona North

Statement of Information:

**4/1 HICK STREET, SPOTSWOOD, VIC 3015**

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# 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 4/1 HICK 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) (\*Delete single price or range as applicable)

Single price or range between: \$530,000 & \$570,000

### Median sale price

Median price \$730,000 Property type Unit – 2BDR Suburb SPOTSWOOD

Period - From 1/12/20 to 06/12/21 Source Realestate.com.au

### 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 3/88 The Avenue, Spotswood VIC 3015	\$523,000	Jun 2021
2 3/7 Kernot Street, VIC 3015	\$556,000	Jun 2021
3 4/12 Strong Street, VIC 3015	\$750,000	Sep 2021

~~**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: 07/02/22

[consumer.vic.gov.au](http://consumer.vic.gov.au)

