

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

170 Hudsons Road Spotswood VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Spotswood

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

22 Mary Street Spotswood VIC 3015	\$1,540,000	05-Jul-21
11A Ferguson Street Spotswood VIC 3015	\$1,412,000	26-Jun-21

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 6 months.

This Statement of Information was prepared on: 22 November 2021

Mark de Brabander
P 83870000
M 0411 472 608
E mdebrabander@greghocking.com.au



22 Mary Street Spotswood VIC 3015 Sold Price ^{RS} **\$1,540,000** Sold Date **05-Jul-21**

4 3 2

Distance **0.12km**



11A Ferguson Street Spotswood VIC 3015 Sold Price **\$1,412,000** Sold Date **26-Jun-21**

3 - -

Distance **0.63km**

Notes from your agent

4Bedroom, 3 Bathroom, 3 Car.
SOLD \$1,412,000 on the 26th June 2021

RS = Recent sale **UN** = Undisclosed Sale

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