

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

44a Hick Street, Spotswood Vic 3015

Indicative selling price

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

Single price

\$1,030,000

Median sale price

Median price

\$945,000

Property Type

House

Suburb

Spotswood

Period - From

20/04/2019

to

19/04/2020

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	17 Watt St SPOTSWOOD 3015	\$1,025,000	22/02/2020
2	82 Greene St SOUTH KINGSVILLE 3015	\$1,020,000	12/02/2020
3	99 Paxton St SOUTH KINGSVILLE 3015	\$1,015,000	05/12/2019

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:

20/04/2020 10:00