

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

1/10 STEEL STREET 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Spotswood

Period-from

01 May 2021

to

30 Apr 2022

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

7/45 OXFORD STREET NEWPORT VIC 3015	\$430,000	03-Apr-21
4/36 ROBERT STREET SPOTSWOOD VIC 3015	\$412,500	18-May-19

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.

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7/45 OXFORD STREET NEWPORT VIC 3015

Sold Price

\$430,000

Sold Date

03-Apr-21

2

1

1

Distance

-



4/36 ROBERT STREET SPOTSWOOD VIC 3015

Sold Price

\$412,500

Sold Date

18-May-19

1

1

2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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