

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

13B Vernier 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,000

Property type

Unit

Suburb

Spotswood

Period-from

01 Aug 2019

to

31 Jul 2020

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

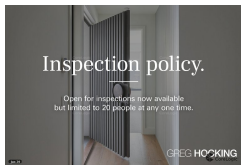
Date of sale

122 Hudsons Road Spotswood VIC 3015	\$882,000	27-Jun-20
48A Hick Street Spotswood VIC 3015	\$765,000	02-Apr-20
2/102 The Avenue Spotswood VIC 3015	\$698,000	14-Mar-20

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: 05 August 2020



122 Hudsons Road Spotswood VIC 3015

Sold Price

RS

\$882,000

Sold Date

27-Jun-20

2

1

1

Distance

0.55km



48A Hick Street Spotswood VIC 3015

Sold Price

\$765,000

Sold Date

02-Apr-20

3

1

2

Distance

0.11km



2/102 The Avenue Spotswood VIC 3015

Sold Price

\$698,000

Sold Date

14-Mar-20

2

1

2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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