# 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

105 The Avenue 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	\$1,575,000	&	\$1,650,000				
Median sale price								
(*Delete house or unit as applicable)								

Median Price	\$690,000	Property type			Unit	Suburb	Spotswood
Period-from	01 Oct 2020	to	30 Sep 2	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	
30 Mary Street Spotswood VIC 3015	\$1,550,000	08-Sep-21	
11 Hope Street Spotswood VIC 3015	\$1,800,000	08-Jul-21	
26 Junction Street Newport VIC 3015	\$2,000,000	05-Jul-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: 28 October 2021

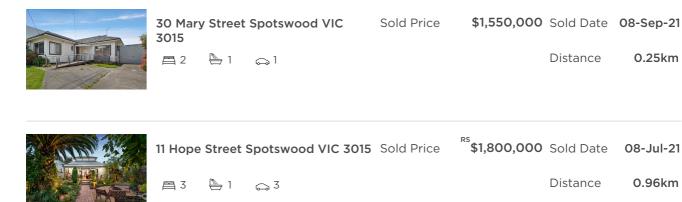


consumer.vic.gov.au



0.25km

0.96km





1	26 Junction Street Newport VIC 3015			Sold Price	\$2,000,000 Sold Date	05-Jul-21
	📇 5	2	ç; 2		Distance	1km

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

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