

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 204/606 Melbourne Road, Spotswood Vic 3015

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$596,000

Property Type Unit

Suburb Spotswood

Period - From 20/05/2023

to 19/05/2024

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	2/88 Hudsons Rd SPOTSWOOD 3015	\$435,000	13/05/2024
2	8/9 Dean St YARRAVILLE 3013	\$428,000	29/02/2024
3	20/114 Mason St NEWPORT 3015	\$405,000	20/02/2024

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:

20/05/2024 16:40



Property Type: Apartment

Agent Comments

Apartment is 68.3 sqm.

Indicative Selling Price

\$499,000

Median Unit Price

20/05/2023 - 19/05/2024: \$596,000

Comparable Properties



2/88 Hudsons Rd SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 13/05/2024

Property Type: Apartment

8/9 Dean St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$428,000

Method: Sale

Date: 29/02/2024

Property Type: Flat/Unit/Apartment (Res)



20/114 Mason St NEWPORT 3015 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 20/02/2024

Property Type: Unit