

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

31 Mary Street, Spotswood Vic 3015

Indicative selling price

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

Single price

\$1,245,000

Median sale price

Median price

\$1,029,000

Property Type

House

Suburb

Spotswood

Period - From

30/04/2020

to

29/04/2021

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	24 Birmingham St SPOTSWOOD 3015	\$1,450,000	29/01/2021
2	52 Hick St SPOTSWOOD 3015	\$1,406,000	21/11/2020
3	175 Hudsons Rd SPOTSWOOD 3015	\$1,361,000	27/02/2021

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:

30/04/2021 16:31

31 Mary Street, Spotswood Vic 3015



Property Type: House (Previously Occupied - Detached)

Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price

\$1,245,000

Median House Price

30/04/2020 - 29/04/2021: \$1,029,000

Comparable Properties



24 Birmingham St SPOTSWOOD 3015 (VG)

Agent Comments



Price: \$1,450,000

Method: Sale

Date: 29/01/2021

Property Type: House (Res)

Land Size: 577 sqm approx

52 Hick St SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,406,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Land Size: 746 sqm approx

175 Hudsons Rd SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,361,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 3

Property Type: House (Res)

Land Size: 666 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044