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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

202 Hudsons Road Spotswood VIC 3015

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$875,000

## Median Sale Price

\$1,070,000 Houses in Spotswood between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**9 Vernon Street Spotswood VIC 3015**

 4  1  3

Sold Price <sup>RS</sup> **\$830,000**

Sold Date **27-Apr-19**

Distance **0.28km**



**26 Robert Street Spotswood VIC 3015**

 4  2  2

Sold Price <sup>RS</sup> **\$972,000**

Sold Date **13-Apr-19**

Distance **0.82km**



**20 Robb Street Spotswood VIC 3015**

 3  1  1

Sold Price <sup>RS</sup> **\$925,000**

Sold Date **16-Feb-19**

Distance **1.26km**

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

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