

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

21 Robb Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,050,000

House

X

Unit

Suburb

Spotswood

Period - From 01/01/2017

to

31/12/2017

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	45a Graham St NEWPORT 3015	\$868,100	07/02/2018
2	12 Abbott St SPOTSWOOD 3015	\$860,000	17/02/2018
3	25a Woods St NEWPORT 3015	\$855,000	07/10/2017

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.



2
 1
 3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending December 2017: \$1,050,000

Comparable Properties

45a Graham St NEWPORT 3015 (REI)

Agent Comments

3
 2
 2

Price: \$868,100

Method: Sold Before Auction

Date: 07/02/2018

Rooms: 4

Property Type: House (Res)

Land Size: 276 sqm approx

12 Abbott St SPOTSWOOD 3015 (REI)

Agent Comments

2
 1
 1

Price: \$860,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 4

Property Type: House

Land Size: 485 sqm approx



25a Woods St NEWPORT 3015 (REI)

Agent Comments

3
 1
 1

Price: \$855,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 5

Property Type: House