



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

4/36 Robert Street,  
SPOTSWOOD 3015

### Indicative selling price

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

**Single price \$420,000**

### Median sale price

Median **Unit** for **SPOTSWOOD** for period **Apr 2018 - Mar 2019**

Sourced from **RP DATA**.

**\$632,500**

### Comparable property sales

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 the most comparable to the property for sale.

**2/98 Saltley St,**  
South Kingsville 3015

**Price \$428,500** Sold 01  
December 2018

**1/36 Robert St,**  
Spotswood 3015

**Price \$405,000** Sold 05  
April 2019

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

### Additional Information

Other sales within the last 6 months were of 2 bedroom properties, which are not comparable. There have been less than 3 sales of 1 bedroom villa units during the same period, but one in the same block (inferior, with limited living space), median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP DATA.

Unit

1 beds

1 baths

### Raine & Horne Williamstown

38 Ferguson Street,  
Williamstown VIC 3016

### Contact agents



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**Raine&Horne.**