

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

16 Ferguson Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$1,280,000

&

\$1,350,000

Median sale price

Median price \$1,125,750

Property Type House

Suburb Spotswood

Period - From 16/09/2020

to

15/09/2021

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	21 Salisbury St YARRAVILLE 3013	\$1,375,000	18/06/2021
2	7 Severn St YARRAVILLE 3013	\$1,330,000	30/04/2021
3	91 New St SOUTH KINGSVILLE 3015	\$1,275,000	31/07/2021

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:

16/09/2021 09:17



4 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 460m2 sqm approx

Agent Comments

Comparable Properties



21 Salisbury St YARRAVILLE 3013 (VG)

Agent Comments

4 - -

Price: \$1,375,000

Method: Sale

Date: 18/06/2021

Property Type: House (Res)

Land Size: 449 sqm approx

7 Severn St YARRAVILLE 3013 (VG)

Agent Comments

4 - -

Price: \$1,330,000

Method: Sale

Date: 30/04/2021

Property Type: House (Res)



91 New St SOUTH KINGSVILLE 3015 (REI)

Agent Comments

4 2 4

Price: \$1,275,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

Land Size: 665 sqm approx