

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

12 Watt Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$937,500

Property Type House

Suburb Spotswood

Period - From 01/10/2018

to

30/09/2019

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	45 Gordon St NEWPORT 3015	\$1,050,000	29/06/2019
2	159 The Avenue SPOTSWOOD 3015	\$1,050,000	16/06/2019
3	2 Vernon St SPOTSWOOD 3015	\$1,025,000	29/06/2019

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:

21/10/2019 13:11

12 Watt Street, Spotswood Vic 3015

Tracey Wilson

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Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending September 2019: \$937,500

Comparable Properties

45 Gordon St NEWPORT 3015 (VG)

Agent Comments

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Price: \$1,050,000

Method: Sale

Date: 29/06/2019

Property Type: House (Res)

Land Size: 557 sqm approx

159 The Avenue SPOTSWOOD 3015 (VG)

Agent Comments

4 - -

Price: \$1,050,000

Method: Sale

Date: 16/06/2019

Property Type: House (Res)

Land Size: 493 sqm approx



2 Vernon St SPOTSWOOD 3015 (REI/VG)

Agent Comments

4 2 2

Price: \$1,025,000

Method: Auction Sale

Date: 29/06/2019

Property Type: House (Res)

Land Size: 438 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.