

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

3/88 Hudsons Road Spotswood VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,000

Property type

Unit

Suburb

Spotswood

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

205/88 Hudsons Road Spotswood VIC 3015	\$466,500	12-Apr-21
303/88 Hudsons Road Spotswood VIC 3015	\$453,500	12-May-21
111/58 Ballarat Street Yarraville VIC 3013	\$500,000	10-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 24 May 2021

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205/88 Hudsons Road Spotswood VIC 3015

Sold Price

^{RS} **\$466,500**

Sold Date

12-Apr-21

1 1 1

Distance

-



303/88 Hudsons Road Spotswood VIC 3015

Sold Price

^{RS} **\$453,500**

Sold Date

12-May-21

1 1 1

Distance

-



111/58 Ballarat Street Yarraville VIC 3013

Sold Price

^{RS} **\$500,000**

Sold Date

10-Feb-21

1 1 1

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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