

# 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

25 Bolton Street, Spotswood Vic 3015

### Indicative selling price

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

Range between \$950,000 & \$1,000,000

### Median sale price

Median price \$977,500 Property Type House Suburb Spotswood

Period - From 01/07/2018 to 30/06/2019 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	26 Robert St SPOTSWOOD 3015	\$972,000	13/04/2019
2	53 Hick St SPOTSWOOD 3015	\$950,000	24/06/2019
3			

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: 17/09/2019 16:08



4 1 4

Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

Year ending June 2019: \$977,500

## Comparable Properties

26 Robert St SPOTSWOOD 3015 (REI/VG)

Agent Comments

4 2 1

Price: \$972,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 7

Property Type: House (Res)

Land Size: 394 sqm approx



53 Hick St SPOTSWOOD 3015 (REI)

Agent Comments

3 2 1

Price: \$950,000

Method: Private Sale

Date: 24/06/2019

Rooms: 4

Property Type: House

Land Size: 681 sqm approx

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.