

# 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 1/182 Hudsons Road, Spotswood

### Indicative selling price

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

Single price \$775,000

or range between

&

### Median sale price

Median price \$950,000

Property type House

SPOTSWOOD

Period - From 1 Jul 2020

to

30 Sep 2020

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. 13B Vernier Street, Spotswood	\$735,000	23 Oct 2020
2. 12A Robb Street, Spotswood	\$730,000	14 Jul 2020
3. 48A Hick Street, Spotswood	\$765,000	29 July 2020

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: 30<sup>th</sup> November 2020