

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

113 Hudsons Road, Spotswood Vic 3015

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$1,193,750

Property Type

House

Suburb

Spotswood

Period - From

01/01/2022

to

31/12/2022

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	53 Wembley Av YARRAVILLE 3013	\$980,000	17/12/2022
2	57 Eirene St YARRAVILLE 3013	\$967,000	08/10/2022
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:

17/01/2023 11:46



2 1 2

Property Type: House

Agent Comments

Comparable Properties



53 Wembley Av YARRAVILLE 3013 (REI)

Agent Comments

3 1 3

Price: \$980,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)



57 Eirene St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 2

Price: \$967,000

Method: Auction Sale

Date: 08/10/2022

Property Type: House (Res)

Land Size: 460 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.