

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

5 ANDREWS STREET 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

\$1,190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,187,500

Property type

House

Suburb

Spotswood

Period-from

01 May 2021

to

30 Apr 2022

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

6 DERHAM STREET SPOTSWOOD VIC 3015	\$1,200,000	03-Feb-22
82A GORDON STREET NEWPORT VIC 3015	\$1,198,000	05-Mar-22
93B THE AVENUE SPOTSWOOD VIC 3015	\$1,160,000	28-Apr-22

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: 16 May 2022



**6 DERHAM STREET SPOTSWOOD
VIC 3015**

 4  2  3

Sold Price

\$1,200,000

Sold Date

03-Feb-22

Distance

0.04km



**82A GORDON STREET NEWPORT
VIC 3015**

 3  2  2

Sold Price

\$1,198,000

Sold Date

05-Mar-22

Distance

1.17km



**93B THE AVENUE SPOTSWOOD
VIC 3015**

 3  2  2

Sold Price

^{RS} **\$1,160,000**

Sold Date

28-Apr-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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