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	7 Cullen Street, Spotswood Vic 3015
Including suburb and postcode	
posicode	

Indicative selling price

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

Median sale price

Median price	\$950,000	Pro	perty Type	House		Suburb	Spotswood
Period - From	01/10/2019	to	30/09/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	26 Hick St SPOTSWOOD 3015	\$1,000,000	17/08/2020
2	44a Hick St SPOTSWOOD 3015	\$1,000,000	14/05/2020
3	51a Hick St SPOTSWOOD 3015	\$950,000	23/06/2020

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:	20/10/2020 13:45









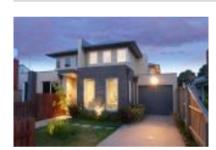




Property Type: Agent Comments

Indicative Selling Price \$950,000 - \$980,000 **Median House Price** Year ending September 2020: \$950,000

Comparable Properties



26 Hick St SPOTSWOOD 3015 (VG)





Price: \$1,000,000 Method: Sale Date: 17/08/2020

Property Type: House (Res) Land Size: 295 sqm approx

Agent Comments

44a Hick St SPOTSWOOD 3015 (REI/VG)







Price: \$1,000,000 Method: Private Sale Date: 14/05/2020

Rooms: 5

Property Type: Townhouse (Res) Land Size: 254 sqm approx

Agent Comments

51a Hick St SPOTSWOOD 3015 (REI/VG)







Price: \$950,000 Method: Private Sale Date: 23/06/2020

Rooms: 4

Property Type: Apartment Land Size: 105 sqm approx Agent Comments

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