

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

7 Cullen Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$950,000 & \$980,000

Median sale price

Median price \$950,000 Property 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.

	Address 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



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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)

Agent Comments

4 - -

Price: \$1,000,000

Method: Sale

Date: 17/08/2020

Property Type: House (Res)

Land Size: 295 sqm approx

44a Hick St SPOTSWOOD 3015 (REI/VG)

Agent Comments

3 3 2

Price: \$1,000,000

Method: Private Sale

Date: 14/05/2020

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 254 sqm approx



51a Hick St SPOTSWOOD 3015 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 23/06/2020

Rooms: 4

Property Type: Apartment

Land Size: 105 sqm approx