

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7A FERGUSON STREET, SPOTSWOOD, VIC 3015

Indicative selling price

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

Single Price:

\$920,000

Median sale price

Median price

\$1,080,000

House

X

Unit

Suburb

SPOTSWOOD

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
14 ANDREWS ST, SPOTSWOOD, VIC 3015	*\$1,200,000	11/11/2017
65 MILL AVE, YARRAVILLE, VIC 3013	*\$965,000	11/12/2017
13 ANDREWS ST, SPOTSWOOD, VIC 3015	\$965,000	25/11/2017

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7A FERGUSON STREET, SPOTSWOOD,

4 2 2

Indicative Selling Price

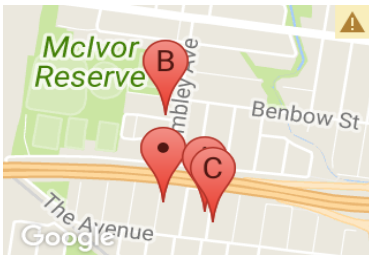
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$920,000

Provided by: Chris Reaper, Jas Stephens Real Estate Yarraville

MEDIAN SALE PRICE



SPOTSWOOD, VIC, 3015

Suburb Median Sale Price (House)

\$1,080,000

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



14 ANDREWS ST, SPOTSWOOD, VIC 3015

4 2 2

Sale Price

***\$1,200,000**

Sale Date: 11/11/2017

Distance from Property: 139m



65 MILL AVE, YARRAVILLE, VIC 3013

5 3 2

Sale Price

***\$965,000**

Sale Date: 11/12/2017

Distance from Property: 313m



13 ANDREWS ST, SPOTSWOOD, VIC 3015

3 2 2

Sale Price

\$965,000

Sale Date: 25/11/2017

Distance from Property: 180m



This report has been compiled on 28/02/2018 by Jas Stephens Real Estate Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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