

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

17 Watt Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$925,000 & \$1,015,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Spotswood

Period - From

16/01/2019

to

15/01/2020

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	12 Watt St SPOTSWOOD 3015	\$1,270,000	26/10/2019
2	42 Kernot St SOUTH KINGSVILLE 3015	\$900,000	10/08/2019
3	2b Watt St SPOTSWOOD 3015	\$885,000	07/09/2019

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:

16/01/2020 15:14

17 Watt Street, Spotswood Vic 3015



3 2 2

Property Type: House (Res)

Land Size: 337 sqm approx

Agent Comments

Indicative Selling Price

\$925,000 - \$1,015,000

Median House Price

16/01/2019 - 15/01/2020: \$940,000

Comparable Properties



12 Watt St SPOTSWOOD 3015 (REI/VG)

3 1 2

Price: \$1,270,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Period home, larger land



42 Kernot St SOUTH KINGSVILLE 3015 (REI/VG)

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 330 sqm approx

Agent Comments

Newer style townhouse not house



2b Watt St SPOTSWOOD 3015 (REI/VG)

3 1 2

Price: \$885,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 199 sqm approx

Agent Comments

Townhouse not house on the same street

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.