

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 4/12 Strong Street, Spotswood Vic 3015

Indicative selling price

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

Single price \$635,000

Median sale price

Median price \$1,055,000 House X Unit Suburb Spotswood

Period - From 01/01/2018 to 31/12/2018 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	1/88 Blackshaws Rd SOUTH KINGSVILLE 3015	\$635,000	30/03/2019
2	2/241 Blackshaws Rd ALTONA NORTH 3025	\$630,000	12/03/2019
3	1/8 Hughes St YARRAVILLE 3013	\$600,000	16/03/2019

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.



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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$635,000
Median House Price
Year ending December 2018: \$1,055,000

Comparable Properties



1/88 Blackshaws Rd SOUTH KINGSVILLE 3015 **Agent Comments**
(REI)

2 1 1

Price: \$635,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Townhouse (Res)

2/241 Blackshaws Rd ALTONA NORTH 3025 **Agent Comments**
(REI)

2 2 1

Price: \$630,000
Method: Sold Before Auction
Date: 12/03/2019
Rooms: -
Property Type: Townhouse (Res)



1/8 Hughes St YARRAVILLE 3013 (REI) **Agent Comments**

2 1 1

Price: \$600,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 3
Property Type: House
Land Size: 148 sqm approx