

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

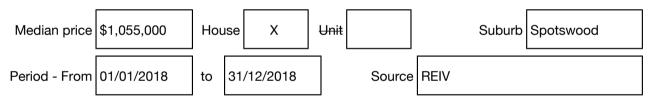
4/12 Strong Street, Spotswood Vic 3015

Indicative selling price

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

Single price \$635,000

Median sale price



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.

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

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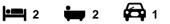
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market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





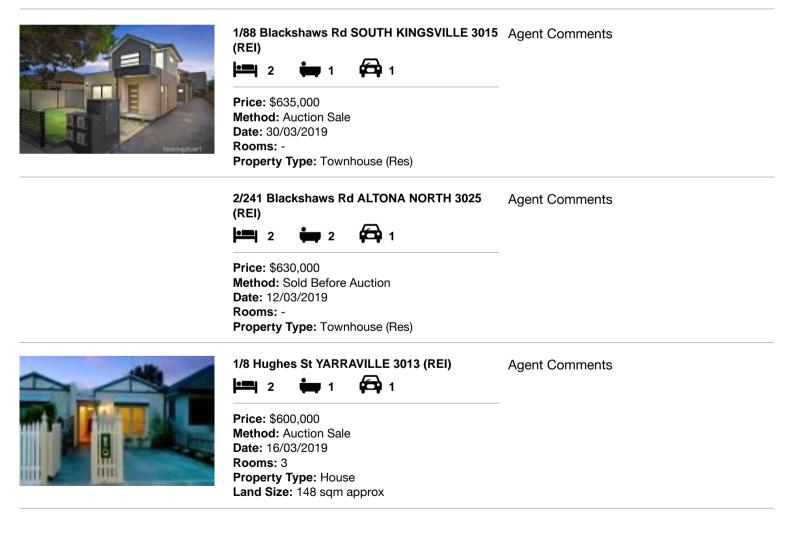
JAS STEPHENS





Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$635,000 Median House Price Year ending December 2018: \$1,055,000

Comparable Properties



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propertydata

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