

# 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 3 Greene Street, Spotswood VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,100,000 & \$1,150,000

### Median sale price

Median price \$913,000

House ☒

Suburb Spotswood

Period - From 01/01/2018 to 31/03/2018

Source REIV Property Data

### Comparable property sales

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 – 4 Julian St YARRAVILLE 3013 VIC	\$1,080,000 *	18/05/2018
2 - 34 Birmingham St SPOTSWOOD 3015 VIC	\$1,110,000	23/03/2018
3 – 81 The Avenue SPOTSWOOD 3015 VIC	\$1,200,000	24/03/2018