

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

10 Watt Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$950,000 Property Type House Suburb Spotswood

Period - From 09/10/2019 to 08/10/2020 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	35 Begonia Av ALTONA NORTH 3025	\$1,035,000	21/08/2020
2	109 Benbow St YARRAVILLE 3013	\$970,111	04/09/2020
3	14 Hawkhurst St YARRAVILLE 3013	\$950,000	31/07/2020

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: 09/10/2020 12:32

**Rooms:** 5**Property Type:** hOME**Land Size:** 445 sqm approx

Agent Comments

Its been in the one family since the 50's and its been home with all the meaning of the word. Immaculately maintained pristine home with side drive and great block of approx 445 sqmtrs. Offering: 3 bedrooms, sep lounge, kitchen meals area, central bathroom, laundry and WC. Side drive to lock up garage. Call for inspection.

Comparable Properties

35 Begonia Av ALTONA NORTH 3025 (REI)

Agent Comments

**Price:** \$1,035,000**Method:** Private Sale**Date:** 21/08/2020**Property Type:** House (Res)**Land Size:** 670 sqm approx**109 Benbow St YARRAVILLE 3013 (REI)**

Agent Comments

**Price:** \$970,111**Method:** Private Sale**Date:** 04/09/2020**Rooms:** 5**Property Type:** House (Res)**Land Size:** 240 sqm approx**14 Hawkhurst St YARRAVILLE 3013 (REI/VG)**

Agent Comments

**Price:** \$950,000**Method:** Private Sale**Date:** 31/07/2020**Rooms:** 5**Property Type:** House (Res)**Land Size:** 450 sqm approx