### 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	2 Watt Street, Spotswood Vic 3015
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,390	0,000 &	\$1,500,000
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#### Median sale price

Median price	\$749,000	Pro	perty Type	Unit		Suburb	Spotswood
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	7a Delphin Av ALTONA NORTH 3025	\$1,500,000	06/02/2025
2	70 Johnston St NEWPORT 3015	\$1,500,000	24/01/2025
3	19a Sutton Av ALTONA NORTH 3025	\$1,510,000	27/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2025 10:28













Property Type: Townhouse Land Size: 374 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,390,000 - \$1,500,000 **Median Unit Price** 

Year ending December 2024: \$749,000

## Comparable Properties



7a Delphin Av ALTONA NORTH 3025 (REI)



Price: \$1,500,000 Method: Private Sale Date: 06/02/2025

Property Type: Townhouse (Single) Land Size: 335 sqm approx

**Agent Comments** 



70 Johnston St NEWPORT 3015 (REI)





Price: \$1,500,000

Method: Sold Before Auction

Date: 24/01/2025

Property Type: Townhouse (Single)

Agent Comments



19a Sutton Av ALTONA NORTH 3025 (REI)





Price: \$1,510,000 Method: Private Sale Date: 27/12/2024

Property Type: Townhouse (Single) Land Size: 291 sqm approx

**Agent Comments** 

Account - SASH MELBOURNE | P: 0431 619 009





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