

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

2 Watt Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$1,390,000

&

\$1,500,000

Median sale price

Median price \$749,000

Property 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	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 comparable properties 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



4 3 2

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)

Agent Comments

4 3 1

Price: \$1,500,000
Method: Private Sale
Date: 06/02/2025
Property Type: Townhouse (Single)
Land Size: 335 sqm approx



70 Johnston St NEWPORT 3015 (REI)

Agent Comments

4 3 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 24/01/2025
Property Type: Townhouse (Single)



19a Sutton Av ALTONA NORTH 3025 (REI)

Agent Comments

4 3 1

Price: \$1,510,000
Method: Private Sale
Date: 27/12/2024
Property Type: Townhouse (Single)
Land Size: 291 sqm approx