

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

53 REED STREET SPOTSWOOD VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,190,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,122,500

Property type

House

Suburb

Spotswood

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

33 HICK STREET SPOTSWOOD VIC 3015	1240000	03-Dec-24
37 HICK STREET SPOTSWOOD VIC 3015	1261000	18-Oct-24
137 HUDSONS ROAD SPOTSWOOD VIC 3015	1195000	01-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 29 March 2025



33 HICK STREET SPOTSWOOD VIC 3015

Sold Price

1240000

Sold Date

03-Dec-24



4



2



3

Distance

0.33km



37 HICK STREET SPOTSWOOD VIC 3015

Sold Price

1261000

Sold Date

18-Oct-24



3



1



1

Distance

0.35km



137 HUDSONS ROAD SPOTSWOOD VIC 3015

Sold Price

1195000

Sold Date

01-Oct-24



3



2



1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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