

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 51A HICK STREET, SPOTSWOOD 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 \$ 975,000 & \$1,072,500

Median sale price

Median price \$856,000 Property type TOWNHOUSE Suburb SPOTSWOOD

Period - From 1 OCT 2019 to 31 DEC 2019 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. 2/4 JEPSON STREET, YARRAVILLE 3013	\$1,037,000	30 NOV 2019
2. 45A URWIN STREET, YARRAVILLE 3013	\$987,000	12 NOV 2019
3. 25A GORON STREET, NEWPORT 3015	\$1,000,000	22 NOV 2019

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: 31 JANUARY 2020