

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

18 George 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Spotswood

Period-from

01 Dec 2018

to

30 Nov 2019

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

14 Bolton Street Spotswood VIC 3015	\$840,150	16-Aug-19
1 Robb Street Spotswood VIC 3015	\$725,000	31-Aug-19
73 Benbow Street Yarraville VIC 3013	\$900,000	30-Jul-19

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: 02 December 2019



14 Bolton Street Spotswood VIC 3015

3 1 2

Sold Price

\$840,150

Sold Date

16-Aug-19

Distance

0.08km



1 Robb Street Spotswood VIC 3015

2 1 2

Sold Price

\$725,000

Sold Date

31-Aug-19

Distance

0.62km



73 Benbow Street Yarraville VIC 3013

2 1 2

Sold Price

\$900,000

Sold Date

30-Jul-19

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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