

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

40 Robert 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,078,500

Property type

House

Suburb

Spotswood

Period-from

01 Oct 2020

to

30 Sep 2021

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

50 The Avenue Spotswood VIC 3015	\$1,100,000	19-May-21
60 Schutt Street Newport VIC 3015	\$1,185,500	03-Jun-21
54 Kernot Street South Kingsville VIC 3015	\$1,030,000	16-Oct-21

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.~~

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Rosemary Jamonts
P 9397 6167
M 0405 535 434
E rosemaryj@williamstown.rh.com.au



50 The Avenue Spotswood VIC 3015

Sold Price **\$1,100,000** Sold Date **19-May-21**

3 1 2

Distance **0.46km**

Notes from your agent

DEVELOPMENT BLOCK. LAND VALUE. SLIGHTLY LARGER LAND. INFERIOR LOCATION CLOSER TO FREEWAY, AWAY FROM SHOPS AND STATION, BUSIER ROAD.



60 Schutt Street Newport VIC 3015

Sold Price **\$1,185,500** Sold Date **03-Jun-21**

3 1 2

Distance **1km**



54 Kernot Street South Kingsville VIC 3015

Sold Price ^{RS} **\$1,030,000** Sold Date **16-Oct-21**

3 1 2

Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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