

## 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

121 HUDSONS ROAD SPOTSWOOD VIC 3015

### Indicative selling price

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

Single Price

or range  
between

\$1,190,000

&

\$12,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,222,500

Property type

House

Suburb

Spotswood

Period-from

01 Oct 2022

to

30 Sep 2023

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

47 JUNCTION STREET NEWPORT VIC 3015	\$1,260,000	15-Apr-23
78 OXFORD STREET NEWPORT VIC 3015	\$1,265,000	12-May-23
54 SCHUTT STREET NEWPORT VIC 3015	\$1,200,000	17-Jun-23

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: 24 October 2023


**47 JUNCTION STREET NEWPORT  
VIC 3015**
 3  1  2

Sold Price

**\$1,260,000**

Sold Date

**15-Apr-23**

Distance

**0.8km**

**78 OXFORD STREET NEWPORT  
VIC 3015**
 3  1  2

Sold Price

**\$1,265,000**

Sold Date

**12-May-23**

Distance

**0.92km**

**54 SCHUTT STREET NEWPORT VIC  
3015**
 3  2  2

Sold Price

**\$1,200,000**

Sold Date

**17-Jun-23**

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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