

## 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

47 ROBERT STREET 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Other

Suburb

Spotswood

Period-from

01 May 2023

to

30 Apr 2024

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

121 HUDSONS ROAD SPOTSWOOD VIC 3015	1213500	22-Nov-23
4 STEPHENSON STREET SPOTSWOOD VIC 3015	1200000	14-Feb-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.

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**121 HUDSONS ROAD SPOTSWOOD  
VIC 3015**

3 2 1

Sold Price

**1213500**

Sold Date **22-Nov-23**

Distance

**0.16km**



**4 STEPHENSON STREET  
SPOTSWOOD VIC 3015**

3 2 4

Sold Price

**1200000**

Sold Date **14-Feb-24**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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