

## 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

49 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

\$1,200,000

or range  
between

&

### 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

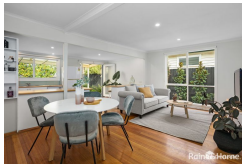
Date of sale

159 CHIRNSIDE STREET KINGSVILLE VIC 3012	\$1,215,000	08-Oct-22
44 WINDSOR STREET SEDDON VIC 3011	\$1,205,000	03-Mar-23
6 LENNOX STREET YARRAVILLE VIC 3013	\$1,200,000	02-Feb-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: 05 October 2023


**159 CHIRNSIDE STREET  
KINGSVILLE VIC 3012**
 3  1  1

 Sold Price **\$1,215,000** Sold Date **08-Oct-22**

 Distance **1.87km**

**44 WINDSOR STREET SEDDON VIC 3011**
 3  1  1

 Sold Price **\$1,205,000** Sold Date **03-Mar-23**

 Distance **2.85km**

**6 LENNOX STREET YARRAVILLE  
VIC 3013**
 2  1  1

 Sold Price **\$1,200,000** Sold Date **02-Feb-23**

 Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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