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	201/606 Melbourne Road, Spotswood Vic 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $649,000

Median sale price

Median price $860,000 Property Type Unit Suburb Spotswood

Period - From 29/01/2023 to 28/01/2024 Source REIV

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 six 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
1	8/55 Elizabeth St NEWPORT 3015	$650,000	24/11/2023
2	202/455 Melbourne Rd NEWPORT 3015	$630,000	15/08/2023
3	301/125 Francis St YARRAVILLE 3013	$620,000	24/08/2023

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 six months.~~

This Statement of Information was prepared on: 29/01/2024 11:29

201/606 Melbourne Road, Spotswood Vic 3015

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2 1 1

Property Type: Apartment
Land Size: 82 sqm approx

Agent Comments

Indicative Selling Price
$649,000
Median Unit Price
29/01/2023 - 28/01/2024: $860,000

Comparable Properties



8/55 Elizabeth St NEWPORT 3015 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 24/11/2023
Property Type: Unit

Agent Comments

202/455 Melbourne Rd NEWPORT 3015 (VG)

2 - -

Price: $630,000
Method: Sale
Date: 15/08/2023
Property Type: Strata Unit/Flat

Agent Comments

301/125 Francis St YARRAVILLE 3013 (VG)

2 - -

Price: $620,000
Method: Sale
Date: 24/08/2023
Property Type: Strata Unit/Flat

Agent Comments

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