## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	9 George Street, Spotswood Vic 3015
Including suburb and	
postcode	

# Indicative selling price

Property offered for sale

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

Range between \$2,200,000 & \$2,350,000

#### Median sale price

Median price	\$1,245,000	Pro	perty Type	House		Suburb	Spotswood
Period - From	01/01/2025	to	31/03/2025		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	16 Loch St YARRAVILLE 3013	\$2,250,000	30/01/2025
2			
3			

#### 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.

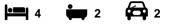
This Statement of Information was prepared on:	17/06/2025 16:53



# WHITEFOX

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**Property Type:** House Agent Comments

Indicative Selling Price \$2,200,000 - \$2,350,000 Median House Price March quarter 2025: \$1,245,000

# Comparable Properties



16 Loch St YARRAVILLE 3013 (VG)

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**Agent Comments** 

Price: \$2,250,000 Method: Sale Date: 30/01/2025

**Property Type:** House (Res) **Land Size:** 464 sqm approx

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. 16 Loch Street, Yarraville is the only comparable property which has sold in the last 6 months. 9 George Street, Spotswood is a newly renovated four bedroom home with high end finishes throughout.

Account - Whitefox Real Estate | P: 96459699



