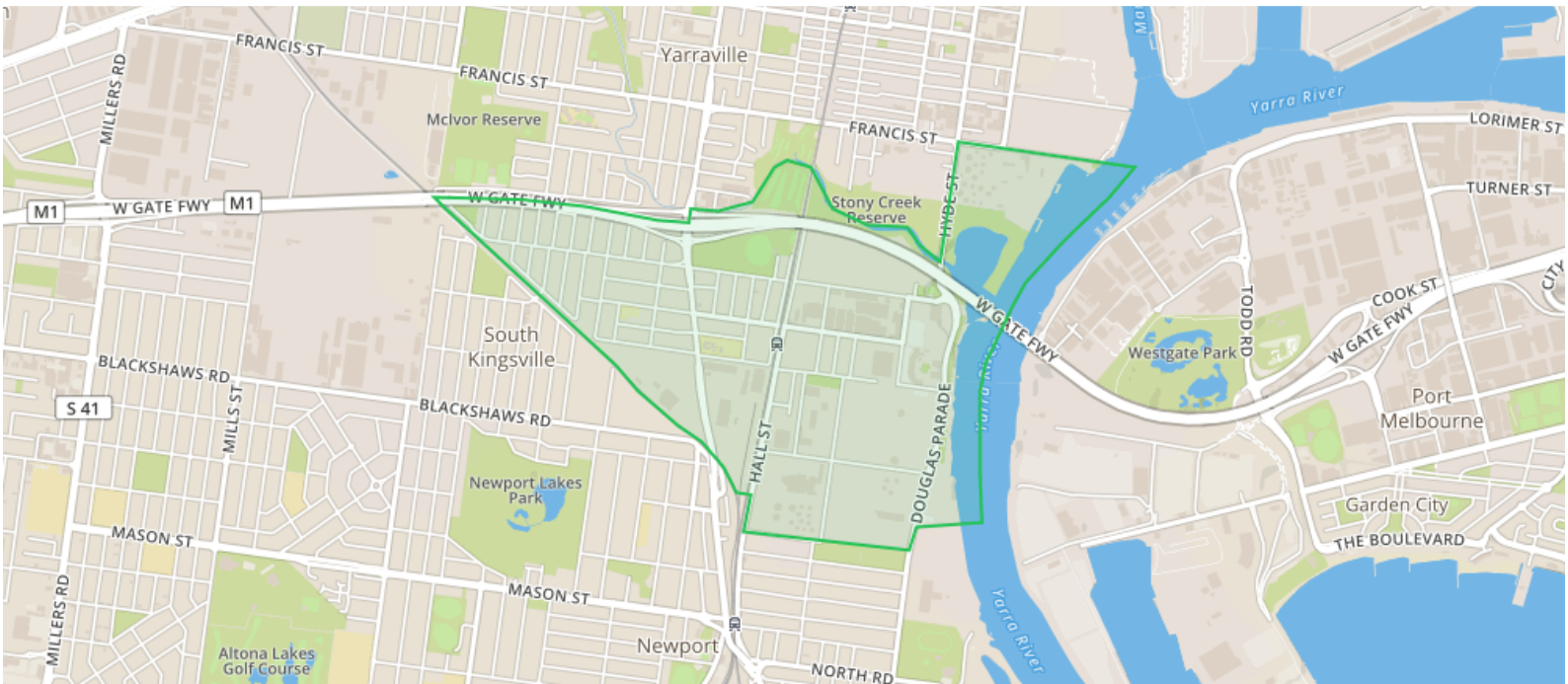


Suburb Report

Spotswood VIC 3015



Spotswood VIC 3015



The size of Spotswood is approximately 3 square kilometres.

It has 6 parks covering nearly 6.6% of total area.

The population of Spotswood in 2011 was 2,338 people.

By 2016 the population was 2,602 showing a population growth of 11.3% in the area during that time.

The predominant age group in Spotswood is 30-39 years.

Households in Spotswood are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in Spotswood work in a professional occupation.

In 2011, 66.8% of the homes in Spotswood were owner-occupied compared with 66% in 2016.



House
Current Median

\$940,000



Unit
Current Median

NA



Listings
last 12 month

15

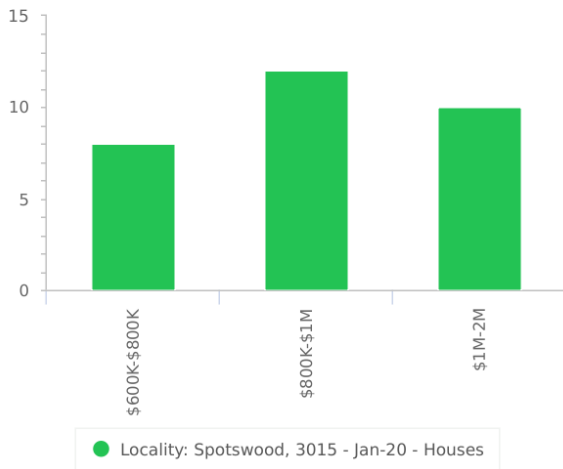
Recent Activity

Total sales
last 12 months

40



Number Sold by Price (12 months)

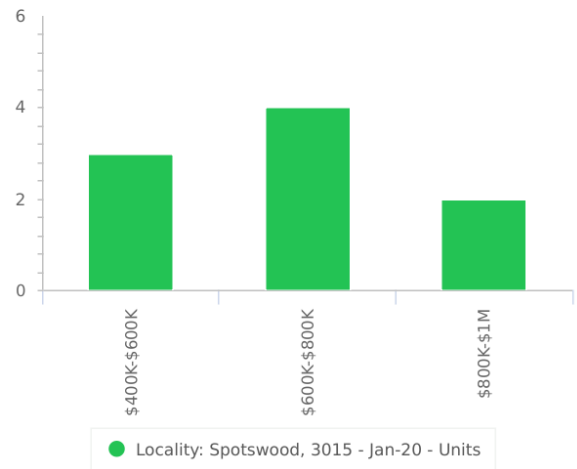


Why is recent activity important to me?

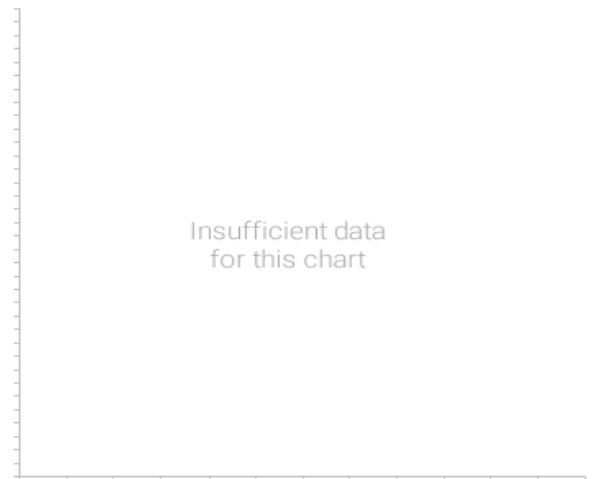
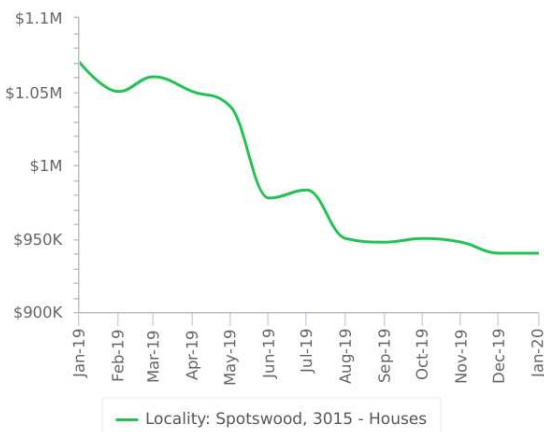
Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



Number Sold by Price (12 months)



Median Sale Price (12 months)



Recent Sales

HOUSE

3 BED 1 BATH 2 CAR

21 HOPE STREET
SPOTSWOOD VIC 3015

\$850,000

17/04/20



- ✓ Private home inspections
- ✓ FaceTime inspections
- ✓ Online Auctions
 - Bidding
 - Contract signing
- ✓ 3D Walkthroughs
- ✗ Open home inspections
- ✗ Auctions in person

comptongreen

Mar 20

SWEENEY

COVID-19 awareness

Conditions of entry.

In the health interests of our community, team, identified persons, when visiting a property please:

- Do not enter if you have experienced or been exposed to COVID-19.
- Maintain social distancing with all persons within the property.
- Practice good hand hygiene with the use of hand sanitiser and/or soap and water.
- Avoid touching screens, things you, furniture or items within the property.
- Avoid shaking hands, when greeting, in interpersonal meetings.

Mar 20

CoreLogic

HOUSE

3 BED 1 BATH 2 CAR

48A HICK STREET
SPOTSWOOD VIC 3015

\$765,000

01/04/20

HOUSE

2 BED 1 BATH 1 CAR

21 BOLTON STREET
SPOTSWOOD VIC 3015

\$783,000

18/04/20



Oct 19



Apr 20

UNIT

3 BED 1 BATH 2 CAR

56 ROBERT STREET
SPOTSWOOD VIC 3015

\$850,000

16/04/20

COVID-19 Awareness

Inspection process.

In the health interests of our team, clients and community, all inspections are strictly **by appointment only.**

Please contact your agent directly to register for a private inspection.

Thank you for your patience and understanding.

Mar 20

hockingstuart

CoreLogic

HOUSE

3 BED 1 BATH 3 CAR

12A MUIR STREET
SPOTSWOOD VIC 3015

\$1,080,000

09/04/20



Feb 20

UNIT

2 BED 1 BATH 2 CAR

2/102 THE AVENUE
SPOTSWOOD VIC 3015

\$698,000

14/03/20



HOUSE

3 BED 2 BATH 2 CAR

17 WATT STREET
SPOTSWOOD VIC 3015

\$1,025,000

22/02/20

HOUSE

4 BED 1 BATH 2 CAR

28 ROBERT STREET
SPOTSWOOD VIC 3015

\$1,411,500

29/02/20

HOUSE

3 BED 1 BATH 1 CAR

94 THE AVENUE
SPOTSWOOD VIC 3015

\$950,000

06/03/20



hockingstuart

IMPORTANT

REGISTER YOUR ATTENDANCE TO INSPECT THIS PROPERTY
Registered attendees will receive notification of any changes to
inspection dates and times

How to Register:

Click 'Book an Inspection time'.
Enter details - choose day & time.
You will be INSTANTLY informed with any
changes & cancellations.
If there is 'No Times Available' - Please register &
you will be notified once an OFI becomes available



UNIT

UNIT

2 BED 2 BATH 1 CAR

4/25 HOPE STREET
SPOTSWOOD VIC 3015

\$697,000

03/02/20

4 BED 1 BATH 2 CAR

3/1 STEPHENSON STREET
SPOTSWOOD VIC 3015

\$780,000

23/12/19

UNIT

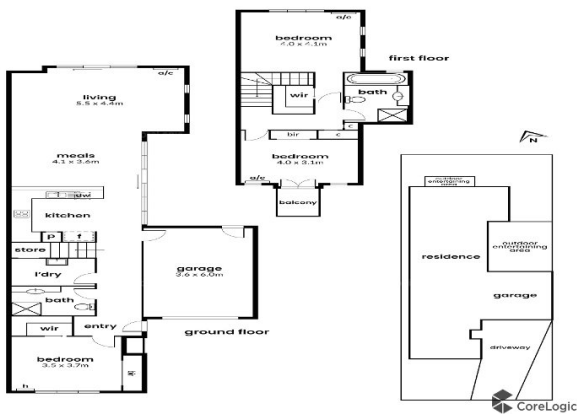
2 BED 1 BATH 2 CAR

3/601 MELBOURNE ROAD
SPOTSWOOD VIC 3015

\$542,000

24/12/19

Recent Listings



Apr 20

CoreLogic

HOUSE

3 BED 2 BATH 2 CAR

15A ANDREWS STREET
SPOTSWOOD VIC
3015

\$900,000 -
\$990,000

Covid-19 Awareness

Inspection process.

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Please contact your agent directly to register for a private inspection.

Thank you for your patience and understanding.

hockingsstuart

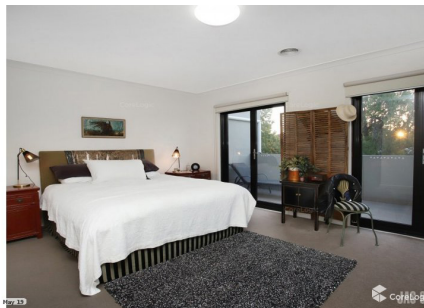
CoreLogic

UNIT

3 BED 2 BATH 3 CAR

32 BIRMINGHAM STREET
SPOTSWOOD VIC 3015

\$925,000



Apr 20

CoreLogic

UNIT

3 BED 3 BATH 2 CAR

44A HICK STREET
SPOTSWOOD VIC 3015

\$1,030,000



Apr 20

mancini
CoreLogic

UNIT

4 BED 2 BATH 3 CAR

39A REED STREET
SPOTSWOOD VIC 3015

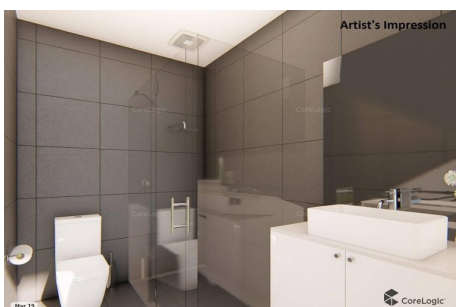
\$1,325,000 - \$1,375,000

UNIT

3 BED 2 BATH 1 CAR

81 HOPE STREET
SPOTSWOOD VIC
3015

\$875,000



Mar 23

CoreLogic



Jas Stephens inspection policy for buyers and tenants

To ensure inspections can be carried out with the health and well-being of you and our community in mind, Jas Stephens has implemented new property inspection policies that will replace traditional open house inspections.

- Let's avoid the handshake for now, a simple hi is enough.
- Please avoid touching any surfaces during the inspection.
- Hand sanitizer is to please be used upon entry and exit of the property.
- Gloves will be available for use at the property.
- Inspections will be contactless, there will be no paper brochures/ magazines/contracts exchanged physically, everything digital.

We please urge you not to attend any property inspections if you are displaying or feeling any flu like symptoms or have been in contact with someone who has returned from overseas travel with the last 14 days.

Thank you for your co-operation and understanding.
Contact the agent to arrange your private inspection appointment.

Mar 20

JAS STEPHENS

CoreLogic

HOUSE

2 BED 1 BATH 4 CAR

7 STEPHENSON STREET
SPOTSWOOD VIC 3015

CONTACT AGENT

Rental Statistics



Median Rental Price

\$500 /w



Rental Yield

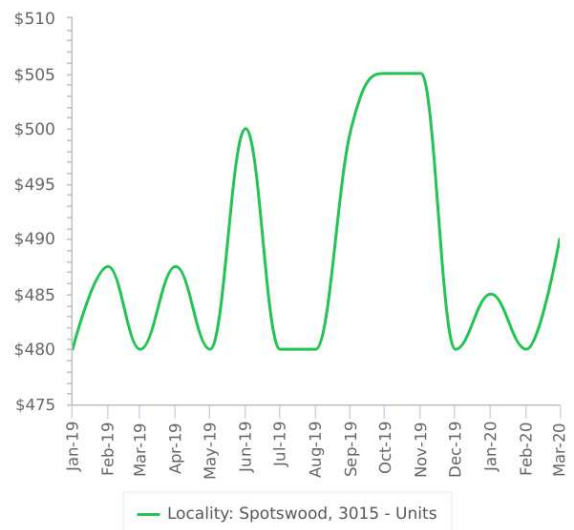
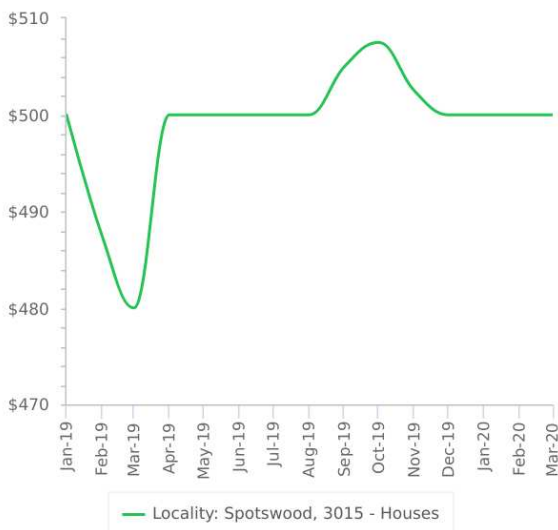
2.95%



Number of Rentals

69

Median Weekly Rent Trends





Compton Green
HOBSONS BAY t. 03 9397 1600
INNER WEST t. 03 9314 1188

comptongreen.com.au

Prepared on 23 Apr 2020 by

Sales results and median prices are based on the latest statistical period available (1 Feb - 31 Jan 2020).

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