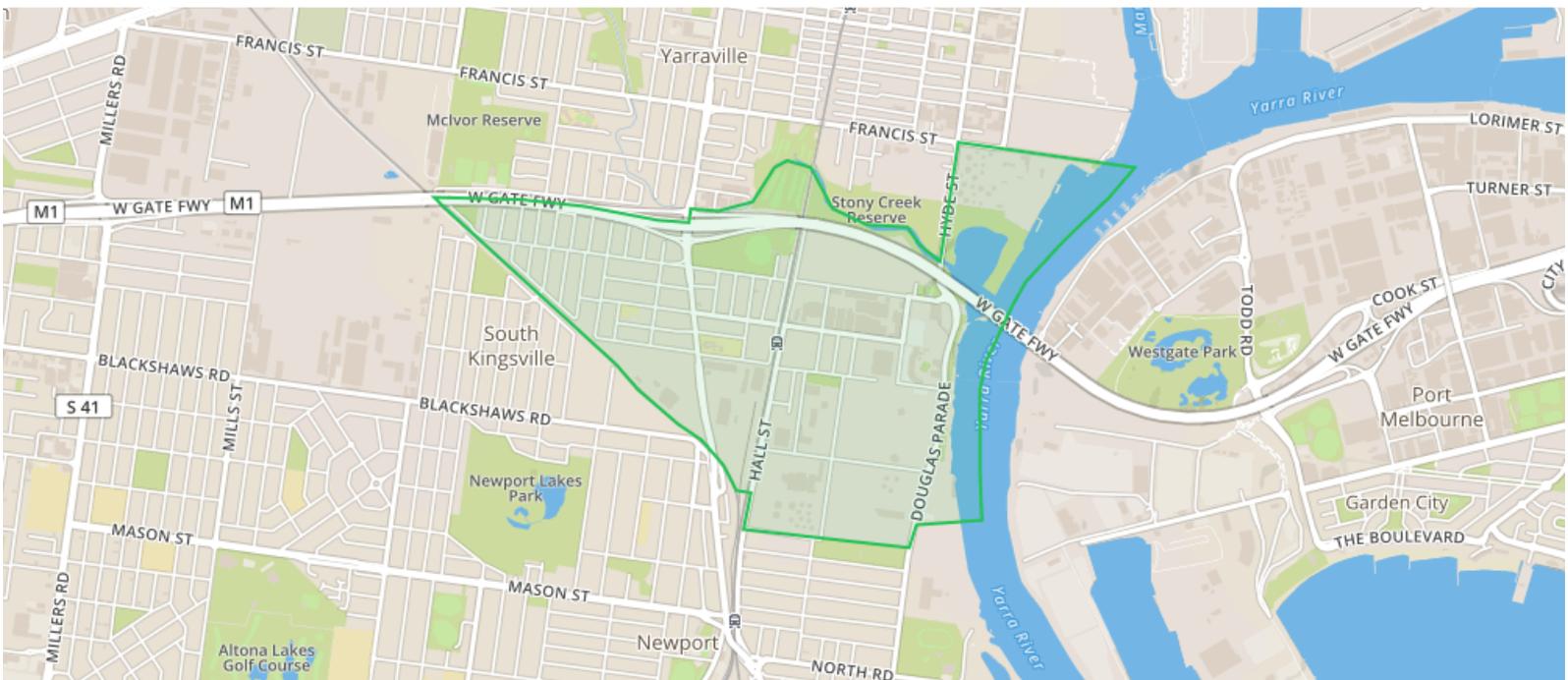


Suburb Report

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

\$1,025,000



Unit
Current Median

NA



Listings
last month

18

Recent Activity

Total sales
last 12 months

34

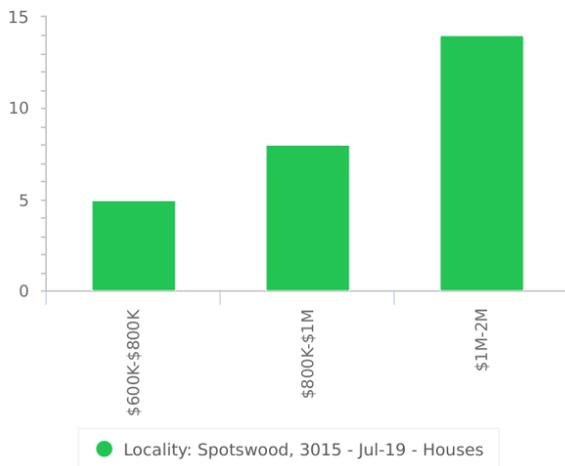


Why is recent activity important to me?

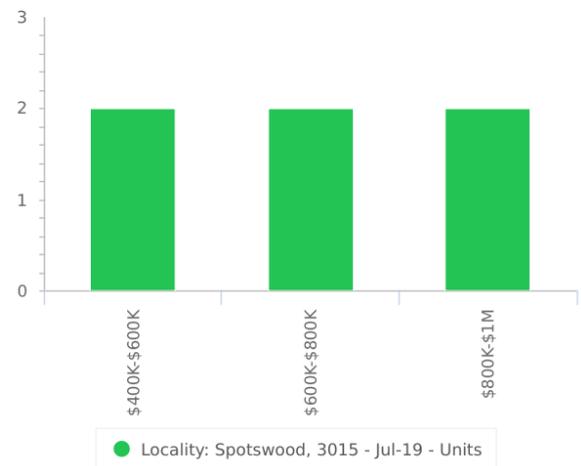
Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



Number Sold by Price (12 months)



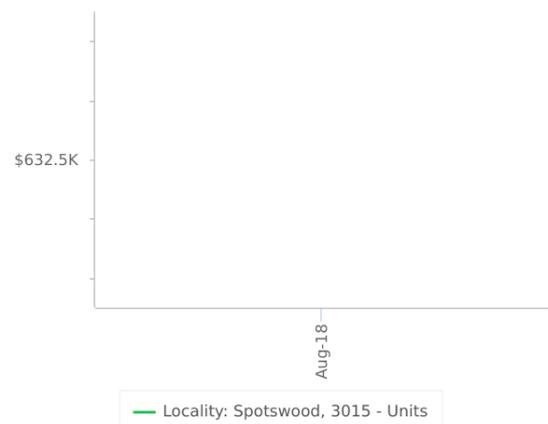
Number Sold by Price (12 months)



Median Sale Price (12 months)



Median Sale Price (12 months)



Recent Sales

HOUSE

3 BED 1 BATH 2 CAR

12 WATT STREET
SPOTSWOOD VIC 3015

\$1,270,000

26/10/19



UNIT

3 BED 2 BATH 1 CAR

2/114 THE AVENUE
SPOTSWOOD VIC 3015

\$800,000

20/09/19

HOUSE

2 BED 1 BATH 1 CAR

69 THE AVENUE
SPOTSWOOD VIC 3015

\$970,000

26/10/19



HOUSE

4 BED 1 BATH 4 CAR

25 BOLTON STREET
SPOTSWOOD VIC 3015

\$1,020,000

19/10/19



HOUSE

2 BED 2 BATH 3 CAR

6 MORWICK STREET
SPOTSWOOD VIC 3015

\$841,000

21/09/19



UNIT

3 BED 2 BATH 1 CAR

2/2 VERNON STREET
SPOTSWOOD VIC 3015

UNDISCLOSED

20/09/19



HOUSE

2 BED 1 BATH 2 CAR

1 ROBB STREET
SPOTSWOOD VIC 3015

\$725,000

31/08/19

HOUSE

3 BED 1 BATH 1 CAR

2B WATT STREET
SPOTSWOOD VIC 3015

\$885,000

07/09/19



HOUSE

4 BED 3 BATH 2 CAR

90A THE AVENUE
SPOTSWOOD VIC 3015

\$1,300,000

11/09/19



HOUSE

2 BED 1 BATH 0 CAR

23 BOLTON STREET
SPOTSWOOD VIC 3015

\$770,000

23/08/19



HOUSE

3 BED 1 BATH 2 CAR

14 BOLTON STREET
SPOTSWOOD VIC 3015

\$840,150

16/08/19

HOUSE

3 BED 1 BATH 3 CAR

105 THE AVENUE
SPOTSWOOD VIC 3015

\$940,000

20/08/19

Recent Listings



HOUSE

2 BED 1 BATH 2 CAR

15 ABBOTT STREET
SPOTSWOOD VIC 3015

\$700,000-\$770,000



UNIT

4 BED 3 BATH 2 CAR

21 EDITH LANE
SPOTSWOOD VIC 3015

**\$1,050,000 -
\$1,150,000**

UNIT
2 BED 2 BATH 2 CAR
3/5 FERGUSON
STREET
SPOTSWOOD VIC
3015
CONTACT



HOUSE

3 BED 1 BATH 2 CAR

21 HOPE STREET
SPOTSWOOD VIC 3015

\$975,000

HOUSE
3 BED 1 BATH 4 CAR
13 STRONG STREET
SPOTSWOOD VIC
3015
AUCTION



HOUSE

2 BED 1 BATH 3 CAR

78 THE AVENUE
SPOTSWOOD VIC 3015

\$975,000

Rental Statistics



Median Rental Price

\$518 /w



Rental Yield

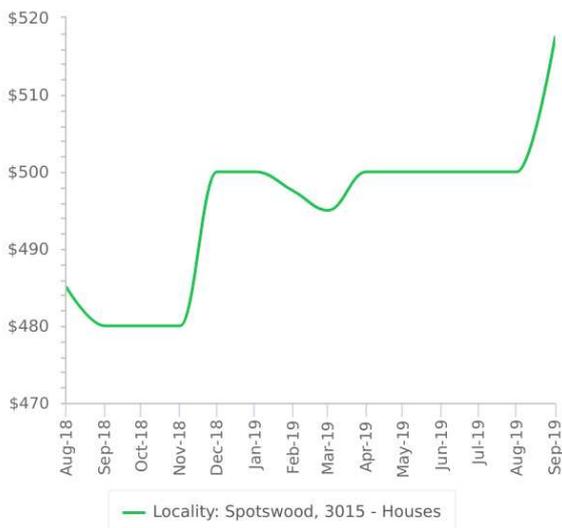
2.94%



Number of Rentals

78

Median Weekly Rent Trends





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

comptongreen.com.au

Prepared on 1 Nov 2019 by

Sales results and median prices are based on the latest statistical period available (1 Aug - 31 Jul 2019).

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