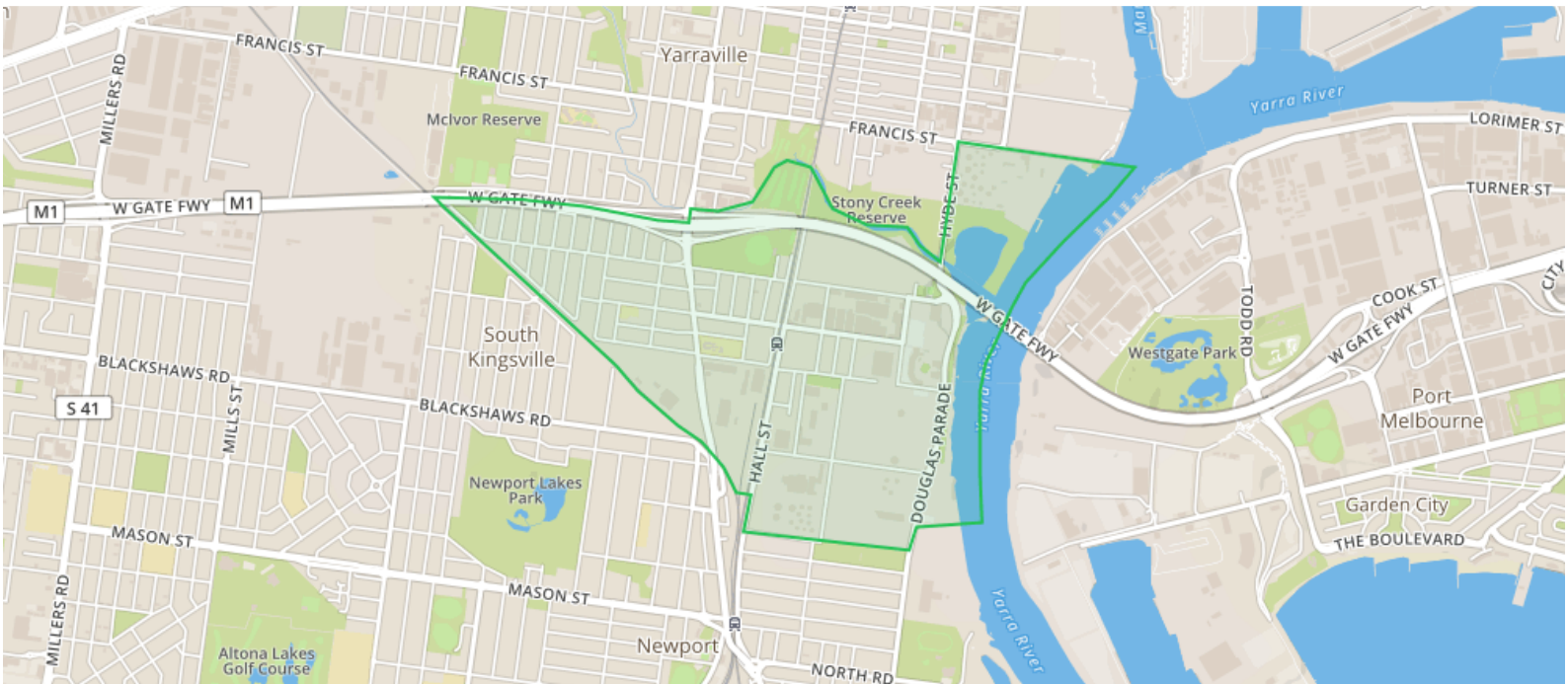


Suburb Report

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

\$970,000



Unit
Current Median

NA



Listings
last month

9

Recent Activity

Total sales
last 12 months

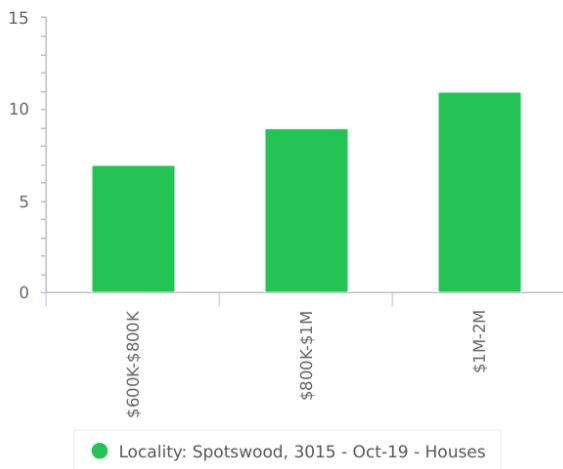
35

Why is recent activity important to me?

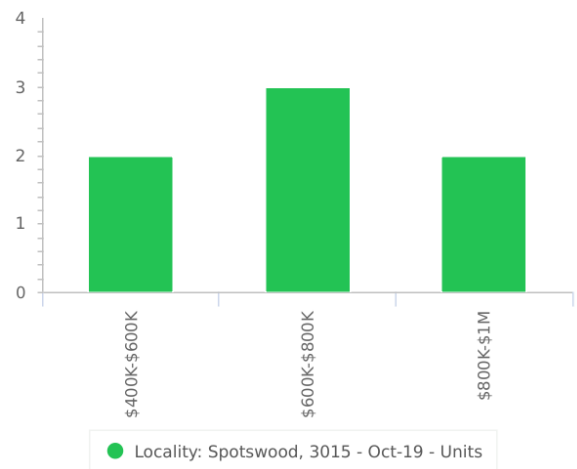
Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



Number Sold by Price (12 months)



Number Sold by Price (12 months)



Median Sale Price (12 months)



Recent Sales

HOUSE

2 BED 1 BATH 2 CAR

15 ABBOTT STREET
SPOTSWOOD VIC 3015

\$715,000

19/12/19



HOUSE

2 BED 1 BATH 3 CAR

78 THE AVENUE
SPOTSWOOD VIC 3015

\$870,000

19/11/19

UNIT

2 BED 1 BATH 2 CAR

3/601 MELBOURNE ROAD
SPOTSWOOD VIC 3015

\$542,000

06/01/20



UNIT

2 BED 2 BATH 2 CAR

2 MORWICK STREET
SPOTSWOOD VIC 3015

\$780,000

19/12/19



HOUSE

3 BED 1 BATH 4 CAR

13 STRONG STREET
SPOTSWOOD VIC 3015

\$1,100,000

27/11/19

HOUSE

3 BED 1 BATH 2 CAR

12 WATT STREET
SPOTSWOOD VIC 3015

\$1,270,000

26/10/19



HOUSE

4 BED 3 BATH 3 CAR

1/23 MARY STREET
SPOTSWOOD VIC 3015

\$1,250,000

08/10/19

HOUSE

4 BED 1 BATH 4 CAR

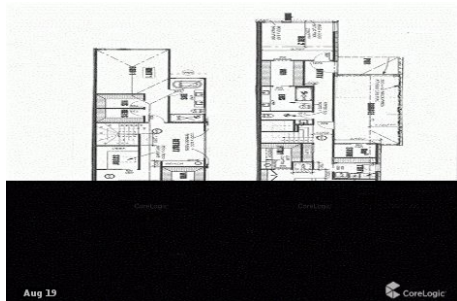
25 BOLTON STREET
SPOTSWOOD VIC 3015

\$1,020,000

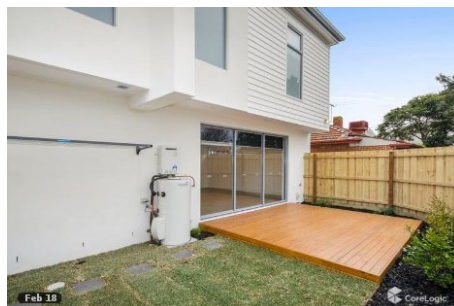
19/10/19



HOUSE
2 BED 1 BATH 1 CAR
69 THE AVENUE
SPOTSWOOD VIC 3015
\$970,000
26/10/19



HOUSE
4 BED 3 BATH 1 CAR
73A THE AVENUE
SPOTSWOOD VIC 3015
\$1,280,000
04/10/19



UNIT
3 BED 2 BATH 1 CAR
2/114 THE AVENUE
SPOTSWOOD VIC 3015
\$800,000
20/09/19

UNIT

2 BED 2 BATH 3 CAR

6 MORWICK STREET
SPOTSWOOD VIC 3015

\$841,000

21/09/19

Recent Listings



UNIT
 2 BED 2 BATH 1 CAR
 4/25 HOPE STREET
 SPOTSWOOD VIC 3015
\$635,000 - \$675,000



HOUSE
 3 BED 1 BATH 2 CAR
 21 HOPE STREET
 SPOTSWOOD VIC 3015
**TWO STREET
 FRONTAGE WITH**

UNIT
 3 BED 2 BATH 2 CAR
 14 STRONG STREET
 SPOTSWOOD VIC
 3015
AUCTION



HOUSE
 2 BED 1 BATH 4 CAR
 72 THE AVENUE
 SPOTSWOOD VIC 3015
OFFERS FROM \$1,420,000



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

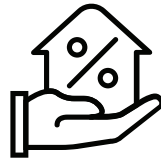


Rental Statistics



Median Rental Price

\$500 /w



Rental Yield

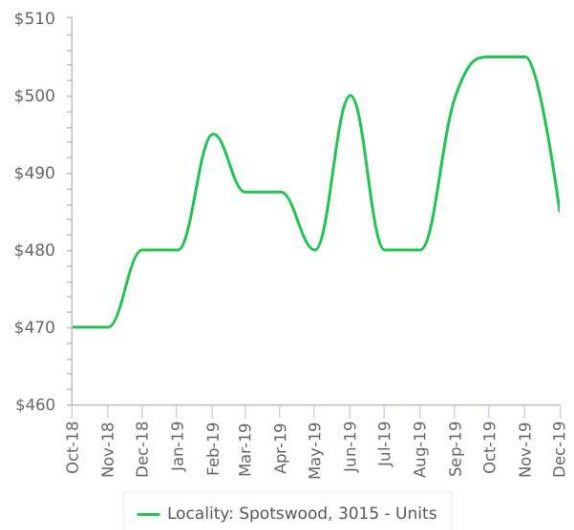
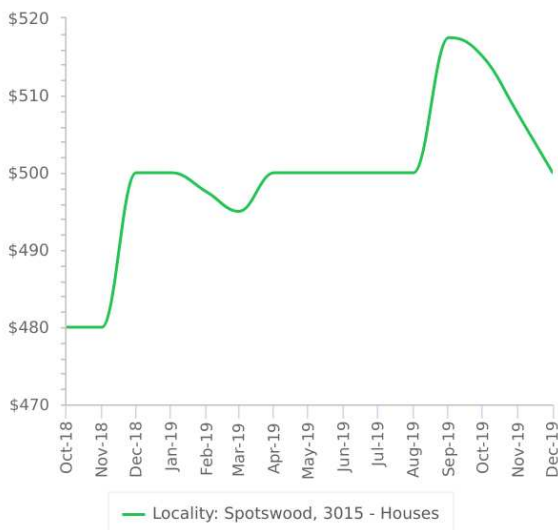
2.95%



Number of Rentals

71

Median Weekly Rent Trends





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

comptongreen.com.au

Prepared on 21 Jan 2020 by

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

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