

## 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

3a Aliwal Street, West Footscray Vic 3012

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$629,000

**Median sale price**

Median price \$877,500

House

X

Unit

Suburb West Footscray

Period - From 01/07/2017

to

30/09/2017

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	1/7 Buxton St WEST FOOTSCRAY 3012	\$645,000	14/10/2017
2	19 Rondell Av WEST FOOTSCRAY 3012	\$632,500	15/06/2017
3	2/30 Clarendon Pde WEST FOOTSCRAY 3012	\$622,000	25/11/2017

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.



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**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$629,000

**Median House Price**  
September quarter 2017: \$877,500

## Comparable Properties



**1/7 Buxton St WEST FOOTSCRAY 3012 (REI)** **Agent Comments**

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**Price:** \$645,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Villa



**19 Rondell Av WEST FOOTSCRAY 3012 (VG)** **Agent Comments**

- - -

**Price:** \$632,500  
**Method:** Sale  
**Date:** 15/06/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**2/30 Clarendon Pde WEST FOOTSCRAY 3012 (REI)** **Agent Comments**

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**Price:** \$622,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 143 sqm approx