

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

104/30 Ashley Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$355,000

&

\$375,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

West Footscray

Period - From

01/07/2021

to

30/06/2022

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	207/432 Geelong Rd, West Footscray, Vic 3012, Australia	\$375,000	24/08/2022
2	8/499 Geelong Rd YARRAVILLE 3013	\$400,000	20/04/2022
3	204/368 Geelong Rd WEST FOOTSCRAY 3012	\$380,000	23/06/2022

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:

14/09/2022 15:35



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: 66 sqm approx

Agent Comments

Comparable Properties

207/432 Geelong Rd, West Footscray, Vic 3012, Australia (REI)

Agent Comments

2 1 1

Price: \$375,000

Method:

Date: 24/08/2022

Property Type: Apartment



8/499 Geelong Rd YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$400,000

Method: Sale

Date: 20/04/2022

Property Type: Strata Unit/Flat



204/368 Geelong Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 23/06/2022

Property Type: Apartment