



3 1 1

**Rooms:** 5

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**243 Essex St WEST FOOTSCRAY 3012 (REI)**

Agent Comments

2 1 1

**Price:** \$749,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 371 sqm approx



**40 Howard St MAIDSTONE 3012 (REI)**

Agent Comments

3 1 1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 330 sqm approx



**19 Clarendon St MAIDSTONE 3012 (REI)**

Agent Comments

3 2 2

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 200 sqm approx

## 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

171 Suffolk 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)

Range between

\$730,000

&amp;

\$760,000

**Median sale price**

Median price

\$887,500

House

X

Suburb

West Footscray

Period - From

01/01/2017

to

31/03/2017

Source

REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
243 Essex St WEST FOOTSCRAY 3012	\$749,000	24/06/2017
40 Howard St MAIDSTONE 3012	\$740,000	25/02/2017
19 Clarendon St MAIDSTONE 3012	\$730,000	25/02/2017