

2/60 Roberts Street, West Footscray Vic 3012



3 Bed 1 Bath 2 Car

Property Type: Townhouse

Land Size: 150 sqm approx

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

Year ending September 2021:

\$605,000

Comparable Properties



2/1a Yardley Street, Maidstone 3012 (REI)

3 Bed 1 Bath 1 Car

Price: \$735,000

Method: Sold Before Auction

Date: 08/10/2021

Property Type: Townhouse (Res)

Agent Comments: Street frontage townhouses, superior property with garage and side drive.



3/17 Lae Street, West Footscray 3012 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$672,000

Method: Sold Before Auction

Date: 09/07/2021

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments: Brick townhouse with comparable accommodation and condition. Does have garage.



24/376 Barkly Street, Footscray 3011 (VG)

3 Bed 1 Bath 1 Car

Price: \$618,000

Method: Sale

Date: 14/06/2021

Property Type: Townhouse (Single)

Agent Comments: Double storey brick townhouse, inferior location and accommodation, larger development.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/60 Roberts Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$605,000 Unit x Suburb West Footscray

Period - From 01/10/2020 to 31/09/2021 Source REIV

Comparable property sales

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
2/1a Yardley Street, MAIDSTONE 3012	\$735,000	08/10/2021
3/17 Lae Street, WEST FOOTSCRAY 3012	\$672,000	09/07/2021
4/376 Barkly Street, FOOTSCRAY 3011	\$618,000	14/06/2021

This Statement of Information was prepared on:

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