

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	127 Stanhope Street, West Footscray Vic 3012
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Indicative selling price

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

Range between	\$960,000	&	\$1,050,000
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Median sale price

Median price	\$887,500	House	X	Unit		Suburb	West Footscray
Period - From	01/07/2016	to	30/06/2017	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	12 Stanhope St WEST FOOTSCRAY 3012	\$1,030,000	23/03/2017
2	14 Stanhope St WEST FOOTSCRAY 3012	\$975,000	22/04/2017
3	85 Stanhope St WEST FOOTSCRAY 3012	\$874,000	22/04/2017

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.~~



Rooms:
Property Type: House
Land Size: 561 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
Year ending June 2017: \$887,500

Comparable Properties



12 Stanhope St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$1,030,000
Method: Private Sale
Date: 23/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 319.80 sqm approx



14 Stanhope St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$975,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 317 sqm approx



85 Stanhope St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$874,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 520 sqm approx