

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

9 ACACIA COURT WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

West Footscray

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 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

2/732 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$630,000	23-Mar-22
3/10 CLARENDON PARADE WEST FOOTSCRAY VIC 3012	\$611,000	17-Mar-22

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 6 months.

This Statement of Information was prepared on: 04 May 2022

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2/732 BARKLY STREET WEST FOOTSCRAY VIC 3012

Sold Price **\$630,000** Sold Date **23-Mar-22**

2 1 1

Distance -



3/10 CLARENDON PARADE WEST FOOTSCRAY VIC 3012

Sold Price ^{RS} **\$611,000** Sold Date **17-Mar-22**

2 2 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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