

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 68 Summerhill Road, West Footscray Vic 3012

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$905,000 House X Unit Suburb West Footscray

Period - From 01/01/2017 to 31/12/2017 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	88 Summerhill Rd WEST FOOTSCRAY 3012	\$970,000	11/10/2017
2	9 Devonshire St WEST FOOTSCRAY 3012	\$850,000	21/10/2017
3	22 Carmichael St WEST FOOTSCRAY 3012	\$845,000	23/11/2017

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.

68 Summerhill Road, West Footscray Vic 3012

Tony Gerace
03 9687 1344
0411 121701
tonygerace@burnham.com.au



2 1 1

Rooms:
Property Type: House
Agent Comments
Triangular block

Indicative Selling Price
\$820,000 - \$860,000
Median House Price
Year ending December 2017: \$905,000

Comparable Properties

88 Summerhill Rd WEST FOOTSCRAY 3012
(VG)

Agent Comments

3 - -

Price: \$970,000
Method: Sale
Date: 11/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 470 sqm approx



9 Devonshire St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments

4 2 1

Price: \$850,000
Method: Private Sale
Date: 21/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 360 sqm approx



22 Carmichael St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments

4 1 1

Price: \$845,000
Method: Private Sale
Date: 23/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 365 sqm approx