

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 32 Tucker Street, West Footscray VIC 3012

Indicative selling price

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

Single price \$ or range between \$960,000 & \$990,000

Median sale price

Median price \$722,500 Property type House Suburb West Footscray

Period - From 01.04.2019 to 31.06.2019 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
1. 213 Essex Street, West Footscray	\$860,000	19.07.2019
2. 8 Leander Street, Footscray	\$900,000	02.05.2019
3. 21 Stanley Street, West Footscray	\$905,000	13.07.2019

This Statement of Information was prepared on: 28.08.2019