

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

6 Graham Street 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$986,000

Property type

House

Suburb

West Footscray

Period-from

01 Feb 2021

to

31 Jan 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

7/30 Clive Street West Footscray VIC 3012	\$773,000	09-Dec-21
2/22 West Street West Footscray VIC 3012	\$755,000	13-Nov-21
4/17 Clarke Street West Footscray VIC 3012	\$793,000	23-Oct-21

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: 28 February 2022



7/30 Clive Street West Footscray VIC 3012

2 2 2

Sold Price

\$773,000

Sold Date

09-Dec-21

Distance

0.42km



2/22 West Street West Footscray VIC 3012

2 1 1

Sold Price

^{RS} **\$755,000**

Sold Date

13-Nov-21

Distance

-



4/17 Clarke Street West Footscray VIC 3012

2 2 1

Sold Price

\$793,000

Sold Date

23-Oct-21

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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