

## 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

193 ESSEX STREET WEST FOOTSCRAY VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$930,000

&

\$990,000

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 76 ALMA STREET WEST FOOTSCRAY VIC 3012    | \$990,000 | 22-Apr-22 |
| 126 RUPERT STREET WEST FOOTSCRAY VIC 3012 | \$970,000 | 06-Apr-22 |
| 20 MADDEN STREET MAIDSTONE VIC 3012       | \$950,000 | 24-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: 09 May 2022



**76 ALMA STREET WEST  
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price <sup>RS</sup> **\$990,000** <sup>UN</sup> Sold Date **22-Apr-22**

Distance **0.13km**



**126 RUPERT STREET WEST  
FOOTSCRAY VIC 3012**

 2  1  2

Sold Price <sup>RS</sup> **\$970,000** Sold Date **06-Apr-22**

Distance **0.58km**



**20 MADDEN STREET MAIDSTONE  
VIC 3012**

 3  2  3

Sold Price <sup>RS</sup> **\$950,000** <sup>UN</sup> Sold Date **24-Mar-22**

Distance **1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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