

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

4/82 Ashley Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$492,500

Property Type

Unit

Suburb

West Footscray

Period - From

01/07/2019

to

30/09/2019

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	2/99 Stanhope St WEST FOOTSCRAY 3012	\$687,500	22/08/2019
2	1/12 Holland Ct MAIDSTONE 3012	\$610,000	26/10/2019
3	5/116 Ballarat Rd MAIDSTONE 3012	\$597,000	06/11/2019

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.~~

This Statement of Information was prepared on:

07/12/2019 15:33



3 2 1

Rooms: 5

Property Type: Townhouse

Land Size: 115 sqm approx

Agent Comments

3 bedroom, 2 bathroom, lock-up garage townhouse, with a large living area and balcony.

Comparable Properties



2/99 Stanhope St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 2 2

Price: \$687,500

Method: Private Sale

Date: 22/08/2019

Property Type: Townhouse (Single)



1/12 Holland Ct MAIDSTONE 3012 (REI)

Agent Comments

3 1 2

Price: \$610,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 5

Property Type: Townhouse (Res)



5/116 Ballarat Rd MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$597,000

Method: Private Sale

Date: 06/11/2019

Property Type: Townhouse (Res)