

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

3/84 Stanhope Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$615,000

Median sale price

Median price

\$520,625

Property Type

Unit

Suburb

West Footscray

Period - From

01/01/2020

to

31/03/2020

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	4/84 Stanhope St, West Footscray, Vic 3012, Australia	\$615,000	04/07/2020
2	1/41 Thomson St MAIDSTONE 3012	\$640,000	06/07/2020
3	5/84 Stanhope St WEST FOOTSCRAY 3012	\$623,000	11/05/2020

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:

09/07/2020 11:22



2 2 1

Rooms: 4

Property Type: Townhouse

Land Size: 93 sqm approx

Agent Comments

Brand new 2 bedroom, 2 bathroom residence.

Comparable Properties

4/84 Stanhope St, West Footscray, Vic 3012, Australia (REI)

2 1 1

Price: \$615,000

Method:

Date: 04/07/2020

Property Type: Townhouse (Single)

Agent Comments

Same development, mirror image of this property.



1/41 Thomson St MAIDSTONE 3012 (REI)

2 1 1

Price: \$640,000

Method: Private Sale

Date: 06/07/2020

Rooms: 4

Property Type: House

Agent Comments

Larger townhouse, similar age but in a larger block and a lower sale price suburb (Maidstone).



5/84 Stanhope St WEST FOOTSCRAY 3012 (REI)

2 2 1

Price: \$623,000

Method: Private Sale

Date: 11/05/2020

Property Type: Townhouse (Res)

Land Size: 140 sqm approx

Agent Comments

Same development, slightly bigger.