## 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

37a Soudan Road, West Footscray Vic 3012

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$740,000		&		\$765,000					
Median sale p	rice									
Median price	\$840,000	Pro	operty Type	Hou	se		Suburb	West Footscray		
Period - From	01/04/2019	to	31/03/2020		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	28a Sredna St WEST FOOTSCRAY 3012	\$752,000	22/02/2020
2	2/9 Indwe St WEST FOOTSCRAY 3012	\$735,000	29/02/2020
3	130b Essex St WEST FOOTSCRAY 3012	\$719,000	28/03/2020

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:

02/07/2020 17:51









Property Type: Townhouse Agent Comments Indicative Selling Price \$740,000 - \$765,000 Median House Price Year ending March 2020: \$840,000

# **Comparable Properties**

28a Sredna St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$752,000 Method: Auction Sale Date: 22/02/2020 Property Type: House (Res)



2/9 Indwe St WEST FOOTSCRAY 3012 (REI)

Agent Comments

Agent Comments



Price: \$735,000 Method: Auction Sale Date: 29/02/2020 Property Type: Unit

130b Essex St WEST FOOTSCRAY 3012 (REI)

Price: \$719,000 Method: Private Sale Date: 28/03/2020 Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.