

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$765,000

### Median sale price

Median price

\$840,000

Property Type

House

Suburb

West Footscray

Period - From

01/04/2019

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	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



 2    2    1

**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

 3    2    2

**Price:** \$752,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)



**2/9 Indwe St WEST FOOTSCRAY 3012 (REI)**

Agent Comments

 3    1    2

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Unit



**130b Essex St WEST FOOTSCRAY 3012 (REI)**

Agent Comments

 2    2    1

**Price:** \$719,000

**Method:** Private Sale

**Date:** 28/03/2020

**Property Type:** Townhouse (Single)