

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 1/42 ARGYLE STREET, WEST FOOTSCRAY

Indicative selling price

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

Single price \$* or range between \$ 560,000 & \$590,000

Median sale price

Median price \$534,000 Property type UNIT Suburb WEST FOOTSCRAY

Period - From 1 OCT 2019 to 31 DEC 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. 12/28 STANHOPE STREET, WEST FOOTSCRAY	\$595,000	21 JAN 2020
2. 4/25 THOMSON STREET, MAIDSTONE	\$615,000	13 DEC 2019
3. 6/1 KINGSVILLE STREET, KINGSVILLE	\$593,000	24 AUG 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: 25 FEBRUARY 2020