

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

7 BRUNSWICK STREET WEST FOOTSCRAY VIC 3012

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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

House

Suburb

West Footscray

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

7 WEST STREET WEST FOOTSCRAY VIC 3012	\$906,000	15-Nov-22
10 VIEW STREET WEST FOOTSCRAY VIC 3012	\$891,000	17-Dec-22
94 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$939,999	22-Nov-22

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 6 months.

This Statement of Information was prepared on: 14 February 2023



7 WEST STREET WEST FOOTSCRAY VIC 3012

3 1 1

Sold Price **\$906,000** Sold Date **15-Nov-22**

Distance **0.44km**



10 VIEW STREET WEST FOOTSCRAY VIC 3012

3 1 2

Sold Price ^{RS} **\$891,000** Sold Date **17-Dec-22**

Distance **0.57km**



94 RUPERT STREET WEST FOOTSCRAY VIC 3012

3 1 2

Sold Price **\$939,999** Sold Date **22-Nov-22**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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