

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

1d Dianella Court, West Footscray Vic 3012

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$592,500

Property Type

Unit

Suburb

West Footscray

Period - From

13/11/2019

to

12/11/2020

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	3/76 Roberts St WEST FOOTSCRAY 3012	\$620,000	12/06/2020
2	1/92 Roberts St WEST FOOTSCRAY 3012	\$615,000	14/09/2020
3	3/92 Roberts St WEST FOOTSCRAY 3012	\$600,000	06/07/2020

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:

13/11/2020 17:11



Property Type: House - Attached
House N.E.C.

Land Size: 147 sqm approx

Agent Comments

Indicative Selling Price

\$625,000

Median Unit Price

13/11/2019 - 12/11/2020: \$592,500

Comparable Properties



3/76 Roberts St WEST FOOTSCRAY 3012 (VG) Agent Comments



Price: \$620,000

Method: Sale

Date: 12/06/2020

Property Type: Flat/Unit/Apartment (Res)

1/92 Roberts St WEST FOOTSCRAY 3012 (VG) Agent Comments



Price: \$615,000

Method: Sale

Date: 14/09/2020

Property Type: Flat/Unit/Apartment (Res)

3/92 Roberts St WEST FOOTSCRAY 3012 (VG) Agent Comments



Price: \$600,000

Method: Sale

Date: 06/07/2020

Property Type: Flat/Unit/Apartment (Res)