

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

5/84 Stanhope Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$635,000

Median sale price

Median price

\$782,500

Property Type

House

Suburb

West Footscray

Period - From

01/01/2019

to

31/12/2019

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	20/23 Soudan Rd WEST FOOTSCRAY 3012	\$672,000	15/02/2020
2	12 Summerhill Rd MAIDSTONE 3012	\$652,000	08/02/2020
3	1b Howard St MAIDSTONE 3012	\$590,000	01/03/2020

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.~~

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Indicative Selling Price

\$635,000

Median House Price

Year ending December 2019: \$782,500



2 2 1

Rooms: 4

Property Type: Townhouse

Land Size: 140 sqm approx

Agent Comments

Brand new two bedroom residence

Comparable Properties



20/23 Soudan Rd WEST FOOTSCRAY 3012 (REI/VG)

2 1 2

Price: \$672,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Res)

Agent Comments

Older development, but has a garage.



12 Summerhill Rd MAIDSTONE 3012 (REI/VG)

2 1 1

Price: \$652,000

Method: Auction Sale

Date: 08/02/2020

Property Type: Townhouse (Res)

Land Size: 154 sqm approx

Agent Comments

Brand new standalone house, but facing a main road in a lower priced suburb.



1b Howard St MAIDSTONE 3012 (REI)

2 1 1

Price: \$590,000

Method: Private Sale

Date: 01/03/2020

Property Type: House (Res)

Agent Comments

Brand new reverse living attached townhouse, in a lower priced suburb.