

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 34 Richelieu St, 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 \$950,000 & \$1,040,000

Median sale price

Median price \$874,000 Property type HOUSE Suburb West Footscray

Period - From 1 Jan 2020 to 31 MAR 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. 22 Richelieu Street, West Footscray	\$1,100,000	27 June 2020
2. 86 Essex Street West Footscray	\$915,000	21 Mar 2020
3. 29 Soudan Road West Footscray	\$1,011,000	8 Feb 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: 7th July 2020