# 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

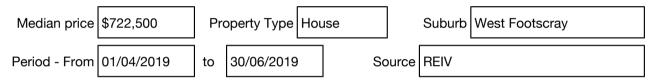
5/30 Market Street, West Footscray Vic 3012

### Indicative selling price

	For the meaning	of this pric	e see consumer.	vic.gov.au/	underquoting
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Single price \$800,000

#### Median sale price



#### 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	3/744 Barkly St WEST FOOTSCRAY 3012	\$825,000	22/08/2019
2	5/744 Barkly St WEST FOOTSCRAY 3012	\$825,000	25/07/2019
3	3/604 Barkly St WEST FOOTSCRAY 3012	\$785,000	31/07/2019

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.

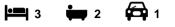
This Statement of Information was prepared on:

23/09/2019 11:04



# hockingstuart





Rooms: 5 Property Type: House Land Size: 153 sqm approx Agent Comments ssimmonds@hockingstuart.com.au Indicative Selling Price \$800,000 Median House Price

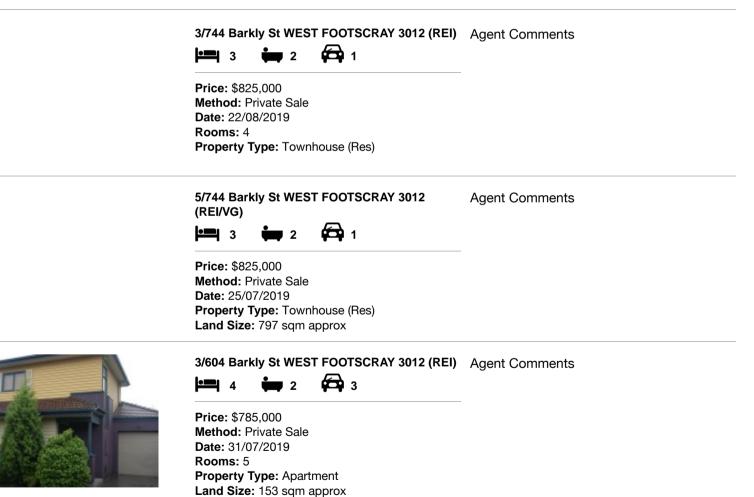
Stephen Simmonds

8387 0555 0498 990 001

Median House Price June quarter 2019: \$722,500

Standalone new build 3 bedroom home, North facing backyard and living area.

# **Comparable Properties**



Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.