

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

22 Richelieu Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$840,000 Property Type House Suburb West Footscray

Period - From 01/04/2019 to 31/03/2020 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	93 Summerhill Rd FOOTSCRAY 3011	\$1,120,000	12/05/2020
2	21 Suffolk St WEST FOOTSCRAY 3012	\$1,112,000	06/05/2020
3	29 Soudan Rd WEST FOOTSCRAY 3012	\$1,011,000	08/02/2020

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:

09/06/2020 11:39



 3  2  2

Property Type: House (Res)

Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

Year ending March 2020: \$840,000

Comparable Properties

93 Summerhill Rd FOOTSCRAY 3011 (REI)

Agent Comments

 3  1  2

Price: \$1,120,000

Method: Private Sale

Date: 12/05/2020

Property Type: House (Res)



21 Suffolk St WEST FOOTSCRAY 3012 (REI)

Agent Comments

 3  1  1

Price: \$1,112,000

Method: Private Sale

Date: 06/05/2020

Property Type: House (Res)

Land Size: 371 sqm approx

29 Soudan Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,011,000

Method: Auction Sale

Date: 08/02/2020

Property Type: House (Res)

Land Size: 456 sqm approx