

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

127 Essex Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$865,000 Property Type House Suburb West Footscray

Period - From 01/07/2018 to 30/06/2019 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	32 Tucker St WEST FOOTSCRAY 3012	\$1,037,000	21/09/2019
2	28 Robbs Rd WEST FOOTSCRAY 3012		14/09/2019
3	133 Essex St WEST FOOTSCRAY 3012		05/08/2019

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:

26/09/2019 14:28



 3  2  1

Property Type: Land
Land Size: 304 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending June 2019: \$865,000

Comparable Properties



32 Tucker St WEST FOOTSCRAY 3012 (REI)

Agent Comments

 3  1  1

Price: \$1,037,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 335 sqm approx

28 Robbs Rd WEST FOOTSCRAY 3012 (REI)

Agent Comments

 4  1  2

sold for \$946,000

Price:
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 493 sqm approx



133 Essex St WEST FOOTSCRAY 3012 (REI)

Agent Comments

 3  1  2

sold for \$1,015,000

Price:
Method: Auction Sale
Date: 05/08/2019
Property Type: House (Res)