### 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 | cons | sumer.vic.go | v.au | /underquot | ting  |        |                |
|-------------------|-------------------|------|--------------|------|------------|-------|--------|----------------|
| Range betweer     | \$900,000         |      | &            |      | \$990,000  |       |        |                |
| Median sale price |                   |      |              |      |            |       |        |                |
| Median price      | \$865,000         | Pro  | operty Type  | Hou  | se         |       | Suburb | West Footscray |
| Period - From     | 01/07/2018        | to   | 30/06/2019   |      | So         | ource | 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.

| Add | dress 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

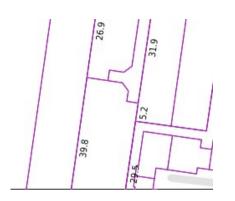
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/09/2019 14:28



# **JAS STEPHENS**

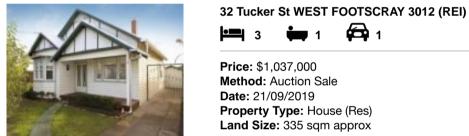




Property Type: Land Land Size: 304 sqm approx Agent Comments

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

## **Comparable Properties**



Price: \$1.037.000 Method: Auction Sale Date: 21/09/2019 Property Type: House (Res) Land Size: 335 sqm approx

1

|  | 28 Robbs Rd WEST FOOTSCRAY 3012 (REI) | Ac |
|--|---------------------------------------|----|
|--|---------------------------------------|----|

2 2

gent Comments sold for \$946,000

Agent Comments

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



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

133 Essex St WEST FOOTSCRAY 3012 (REI) **2** 

**-** 3 1 Agent Comments sold for \$1,015,000

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



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.