

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

201/372-374 Geelong Road, West Footscray Vic 3012

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$460,000 Property Type Unit Suburb West Footscray

Period - From 01/01/2019 to 31/12/2019 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	2C/64 Cross St FOOTSCRAY 3011	\$390,000	05/03/2020
2	4/69 Hamilton St YARRAVILLE 3013	\$340,000	13/11/2019
3	8/187 Charles St SEDDON 3011	\$315,000	24/02/2020

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:

03/04/2020 15:15

201/372-374 Geelong Road, West Footscray Vic 3012

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Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending December 2019: \$460,000



1 1 1

Property Type: Strata Unit/Flat

Land Size: 103.6 sqm approx

Agent Comments

Comparable Properties

2C/64 Cross St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$390,000

Method: Sold Before Auction

Date: 05/03/2020

Property Type: Apartment

4/69 Hamilton St YARRAVILLE 3013 (REI/VG)

Agent Comments

1 1 1

Price: \$340,000

Method: Sold Before Auction

Date: 13/11/2019

Property Type: Apartment



8/187 Charles St SEDDON 3011 (REI)

Agent Comments

1 1 1

Price: \$315,000

Method: Private Sale

Date: 24/02/2020

Property Type: Apartment

Account - Metro Property Management | P: 03 9831 3000



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.