

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

8 Warleigh Road, West Footscray Vic 3012

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$990,000 Property Type House Suburb West Footscray

Period - From 01/10/2020 to 30/09/2021 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	10 Warleigh Rd WEST FOOTSCRAY 3012	\$902,000	23/10/2021
2	19 Adelaide St FOOTSCRAY 3011	\$850,000	05/08/2021
3	5/30 Market St WEST FOOTSCRAY 3012	\$845,000	10/06/2021

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:

18/11/2021 11:40



Property Type: House (Res)

Land Size: 116 sqm approx

Agent Comments

Comparable Properties



10 Warleigh Rd WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Triple storey home. Built on period shop/garage

Price: \$902,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)



19 Adelaide St FOOTSCRAY 3011 (REI/VG) **Agent Comments**



older, but single storey

Price: \$850,000

Method: Sold Before Auction

Date: 05/08/2021

Property Type: House (Res)

Land Size: 165 sqm approx



5/30 Market St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Larger, but built on laneway

Price: \$845,000

Method: Private Sale

Date: 10/06/2021

Property Type: Townhouse (Res)