

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

51 Fontein Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$812,500 Property Type House Suburb West Footscray

Period - From 01/07/2019 to 30/09/2019 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	19 Gwelo St WEST FOOTSCRAY 3012	\$760,000	07/08/2019
2	20 Indwe St WEST FOOTSCRAY 3012	\$720,000	01/05/2019
3	30 Hex St WEST FOOTSCRAY 3012	\$665,000	10/08/2019

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:

29/10/2019 14:01



Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



19 Gwelo St WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$760,000

Method: Sale

Date: 07/08/2019

Property Type: House (Res)

Land Size: 464 sqm approx



20 Indwe St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 01/05/2019

Rooms: 4

Property Type: House

Land Size: 464 sqm approx

30 Hex St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$665,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 466 sqm approx