Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 40 Napoleon Street, West Footscray Vic 3012 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$870,000 | & | \$950,000 |
|------------------|------------|---|-----------|
| Trailige Detween | ψο τ υ,υυυ | α | ψ930,000 |

Median sale price

| Median price | \$874,000 | Pro | perty Type | House | | Suburb | West Footscray |
|---------------|------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/01/2020 | to | 31/03/2020 | | 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

| | aress of comparable property | 1 1100 | Date of Sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 21 Suffolk St WEST FOOTSCRAY 3012 | \$1,112,000 | 06/05/2020 |
| 2 | 36 Napoleon St WEST FOOTSCRAY 3012 | \$978,000 | 31/01/2020 |
| 3 | 65 Devonshire St WEST FOOTSCRAY 3012 | \$890,000 | 12/06/2020 |

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: | 01/07/2020 19:08 |
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Date of sale





Indicative Selling Price \$870,000 - \$950,000 Median House Price March quarter 2020: \$874,000

Comparable Properties



21 Suffolk St WEST FOOTSCRAY 3012 (REI)

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Price: \$1,112,000 **Method:** Private Sale **Date:** 06/05/2020

Property Type: House (Res) **Land Size:** 371 sqm approx

Agent Comments

Unrenovated, similar land size



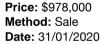






Agent Comments

Only 2 bed, similar land size, 2 doors down



Property Type: House (Res) **Land Size:** 388 sqm approx









Agent Comments

Similar land size, unrenovated

Price: \$890,000 Method: Private Sale Date: 12/06/2020 Rooms: 5

Property Type: House (Res) **Land Size:** 376 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



