

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

75 Roberts Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$840,000 Property Type House Suburb West Footscray

Period - From 01/07/2019 to 30/06/2020 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	Price	Date of sale
1	37 Robbs Rd, West Footscray, Vic 3012, Australia	\$886,500	24/07/2020
2	2a Hope St WEST FOOTSCRAY 3012	\$842,000	01/08/2020
3	40 Napoleon St WEST FOOTSCRAY 3012	\$815,000	27/08/2020

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:

21/09/2020 17:58



3 1 1

Property Type: House (Res)

Land Size: 318 sqm approx

Agent Comments

Comparable Properties



37 Robbs Rd, West Footscray, Vic 3012, Australia (REI)

Agent Comments

2 1 1

Price: \$886,500

Method:

Date: 24/07/2020

Property Type: House



2a Hope St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 1

Price: \$842,000

Method: Private Sale

Date: 01/08/2020

Rooms: 5

Property Type: House (Res)

Land Size: 352 sqm approx



40 Napoleon St WEST FOOTSCRAY 3012 (REI) Agent Comments

3 1 1

Price: \$815,000

Method: Private Sale

Date: 27/08/2020

Rooms: 5

Property Type: House