

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 109/372 Geelong Road, West Footscray Vic 3012

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$502,000 House Unit X Suburb West Footscray

Period - From 01/04/2017 to 31/03/2018 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	6/73 Kingsville St KINGSVILLE 3012	\$435,000	28/02/2018
2	6/232 Williamstown Rd YARRAVILLE 3013	\$425,000	16/03/2018
3	11/35 Pickett St FOOTSCRAY 3011	\$410,000	20/04/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending March 2018: \$502,000

Comparable Properties



6/73 Kingsville St KINGSVILLE 3012 (REI/VG) **Agent Comments**

2 1 1

Price: \$435,000
Method: Sold Before Auction
Date: 28/02/2018
Rooms: 3
Property Type: Apartment



6/232 Williamstown Rd YARRAVILLE 3013 (REI/VG) **Agent Comments**

1 1 1

Price: \$425,000
Method: Private Sale
Date: 16/03/2018
Rooms: 2
Property Type: Apartment



11/35 Pickett St FOOTSCRAY 3011 (REI) **Agent Comments**

2 1 1

Price: \$410,000
Method: Sold Before Auction
Date: 20/04/2018
Rooms: -
Property Type: Apartment