



2
 1
 3

Rooms: 5

Property Type: House

Land Size: 500 approx. sqm
approx

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median House Price

March quarter 2017: \$887,500

Comparable Properties



31 Napoleon St WEST FOOTSCRAY 3012 (REI/VG)

3
 1
 2

Price: \$860,000

Method: Auction Sale

Date: 23/07/2016

Rooms: 5

Property Type: House (Res)

Land Size: 495 sqm approx

Agent Comments

Please note this property was sold over 6 months ago, but is a more direct comparable to the property.



49 Napoleon St WEST FOOTSCRAY 3012 (VG)

3
 -
 -

Price: \$845,000

Method: Sale

Date: 13/08/2016

Rooms: -

Property Type: House (Res)

Land Size: 596 sqm approx

Agent Comments

Please note this property was sold over 6 months ago, but is a more direct comparable to the property.



13 Soudan Rd WEST FOOTSCRAY 3012 (REI/VG)

3
 1
 1

Price: \$840,000

Method: Auction Sale

Date: 10/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 443 sqm approx

Agent Comments

Please note this property was sold over 6 months ago, but is a more direct comparable to the property.

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

6 Napoleon Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$820,000

&

\$900,000

Median sale price

Median price \$887,500

House

X

Suburb

West Footscray

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
31 Napoleon St WEST FOOTSCRAY 3012	\$860,000	23/07/2016
49 Napoleon St WEST FOOTSCRAY 3012	\$845,000	13/08/2016
13 Soudan Rd WEST FOOTSCRAY 3012	\$840,000	10/12/2016