

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

44b Roberts Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$755,000 Property Type Townhouse Suburb West Footscray

Period - From 05/05/2021 to 04/05/2022 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	485 Barkly St FOOTSCRAY 3011	\$760,000	30/03/2022
2	5/12 Beaumont Pde WEST FOOTSCRAY 3012	\$752,000	12/03/2022
3	1/21 Waratah St WEST FOOTSCRAY 3012	\$740,000	21/04/2022

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:

05/05/2022 11:16



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



485 Barkly St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$760,000

Method: Sold Before Auction

Date: 30/03/2022

Property Type: Townhouse (Res)

5/12 Beaumont Pde WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 2 1

Price: \$752,000

Method: Sold Before Auction

Date: 12/03/2022

Property Type: Townhouse (Res)



1/21 Waratah St WEST FOOTSCRAY 3012 (REI) Agent Comments

2 2 1

Price: \$740,000

Method: Sold Before Auction

Date: 21/04/2022

Property Type: Townhouse (Res)