### 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	44b Roberts 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 \$700,000	&	\$750,000
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#### Median sale price

Median price	\$755,000	Pro	perty 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

Add	dress 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 comparableproperties 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



# hockingstuart

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**Indicative Selling Price** \$700,000 - \$750,000 **Median Townhouse Price** 05/05/2021 - 04/05/2022: \$755,000



Agent Comments



# Comparable Properties



485 Barkly St FOOTSCRAY 3011 (REI)

Price: \$760,000

Method: Sold Before Auction

Date: 30/03/2022

Property Type: Townhouse (Res)

Agent Comments

**Agent Comments** 

5/12 Beaumont Pde WEST FOOTSCRAY 3012

(REI)

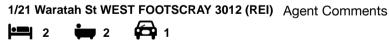
**-**2

Price: \$752,000

Method: Sold Before Auction

Date: 12/03/2022

Property Type: Townhouse (Res)





Price: \$740,000

Method: Sold Before Auction

Date: 21/04/2022

Property Type: Townhouse (Res)

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



