

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

1/17 CLARKE STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 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

2/10 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$715,000	11-Feb-22
17/296-298 SOMERVILLE ROAD KINGSVILLE VIC 3012	\$723,000	21-Oct-21
2/1 KIDMAN STREET YARRAVILLE VIC 3013	\$715,000	05-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 10 May 2022



2/10 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price

\$715,000

Sold Date

11-Feb-22

Distance

1.04km



17/296-298 SOMERVILLE ROAD KINGSVILLE VIC 3012

2 1 2

Sold Price

\$723,000

Sold Date

21-Oct-21

Distance

1.29km



2/1 KIDMAN STREET YARRAVILLE VIC 3013

2 2 1

Sold Price

^{RS} **\$715,000** ^{UN}

Sold Date

05-Feb-22

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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