

# 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

7/18 Blandford Street, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$620,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb West Footscray

Period - From 18/03/2020 to 17/03/2021 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	7/27 Alma St WEST FOOTSCRAY 3012	\$627,000	07/12/2020
2	1d Dianella Ct WEST FOOTSCRAY 3012	\$600,000	25/11/2020
3	3/44 Argyle St WEST FOOTSCRAY 3012	\$582,000	25/01/2021

**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:

18/03/2021 10:41



2 1 1

**Property Type:** Villa  
**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

18/03/2020 - 17/03/2021: \$600,000

## Comparable Properties



**7/27 Alma St WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

2 1 1

**Price:** \$627,000

**Method:** Sold Before Auction

**Date:** 07/12/2020

**Property Type:** Villa



**1d Dianella Ct WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

2 1 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 25/11/2020

**Property Type:** Townhouse (Single)



**3/44 Argyle St WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

2 1 1

**Price:** \$582,000

**Method:** Sold Before Auction

**Date:** 25/01/2021

**Property Type:** Unit