Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	7/18 Blandford 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 \$570,000 &	\$62	520,000
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Median sale price

Median price	\$600,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale







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)

Price: \$627,000

Method: Sold Before Auction

Date: 07/12/2020 Property Type: Villa Agent Comments

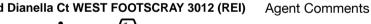
Agent Comments



1d Dianella Ct WEST FOOTSCRAY 3012 (REI)

Price: \$600,000 Method: Private Sale Date: 25/11/2020

Property Type: Townhouse (Single)













Price: \$582.000

Method: Sold Before Auction

Date: 25/01/2021 Property Type: Unit

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



