

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

11 Barton Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$840,000 Property Type House Suburb West Footscray

Period - From 01/10/2018 to 30/09/2019 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	41 Dudley St FOOTSCRAY 3011	\$912,000	19/10/2019
2	77 Madden St MAIDSTONE 3012	\$871,000	12/10/2019
3	35 Essex St FOOTSCRAY 3011	\$870,000	16/09/2019

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:

22/10/2019 13:10



3 1 2

Property Type: House (Res)

Land Size: 372 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$910,000

Median House Price

Year ending September 2019: \$840,000

Comparable Properties



41 Dudley St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 1

Price: \$912,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 358 sqm approx



77 Madden St MAIDSTONE 3012 (REI)

Agent Comments

3 1 1

Price: \$871,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)

Land Size: 326 sqm approx



35 Essex St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 2

Price: \$870,000

Method: Private Sale

Date: 16/09/2019

Property Type: House