

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

59 Suffolk Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$782,500

Property Type House

Suburb West Footscray

Period - From 01/01/2019

to 31/12/2019

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	21 Clive St WEST FOOTSCRAY 3012	\$1,288,000	16/10/2019
2	104 Summerhill Rd WEST FOOTSCRAY 3012	\$1,222,000	26/10/2019
3			

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:

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Property Type: House (Res)

Land Size: 394 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2019: \$782,500

Comparable Properties



21 Clive St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

4 2 1

Price: \$1,288,000

Method: Private Sale

Date: 16/10/2019

Property Type: House

Land Size: 526 sqm approx



104 Summerhill Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 1 1

Price: \$1,222,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 330 sqm approx

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.