

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

38 Pitt Street, West Footscray Vic 3012

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$715,000

&

\$735,000

Median sale price

Median price \$905,000

House

X

Unit

Suburb

West Footscray

Period - From 01/10/2018

to

31/12/2018

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	246 Essex St WEST FOOTSCRAY 3012	\$906,000	27/09/2018
2	74 Wellington St WEST FOOTSCRAY 3012	\$835,000	25/08/2018
3	45 Devonshire St WEST FOOTSCRAY 3012	\$805,000	11/10/2018

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.

38 Pitt Street, West Footscray Vic 3012

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
December quarter 2018: \$905,000

Comparable Properties

246 Essex St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments



Price: \$906,000
Method: Sold Before Auction
Date: 27/09/2018
Rooms: 5
Property Type: House
Land Size: 458 sqm approx

74 Wellington St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 465 sqm approx

45 Devonshire St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments



Price: \$805,000
Method: Sold Before Auction
Date: 11/10/2018
Rooms: 4
Property Type: House
Land Size: 446 sqm approx