

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

4/99 STANHOPE STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

5/98 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$670,000	17-Oct-23
2/711 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$670,000	15-Aug-23

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 6 months.

This Statement of Information was prepared on: 16 July 2024



5/98 STANHOPE STREET WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price **\$670,000** Sold Date **17-Oct-23**

Distance **0.19km**



2/711 BARKLY STREET WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price Sold Date **15-Aug-23**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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