

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

39 Robbs Road, West Footscray Vic 3012

Indicative selling price

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

Range between

\$750,000

&

\$800,000

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	26 Jerrold St FOOTSCRAY 3011	\$848,000	14/08/2019
2	43 Hansen St WEST FOOTSCRAY 3012	\$840,000	07/09/2019
3	74 Drew St YARRAVILLE 3013	\$745,000	06/09/2019

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:

29/10/2019 15:22



2 2 0

Property Type: House (Res)

Land Size: 237 sqm approx

Agent Comments

Comparable Properties



26 Jerrold St FOOTSCRAY 3011 (REI/VG)

2 1 2

Price: \$848,000

Method: Sold Before Auction

Date: 14/08/2019

Property Type: House (Res)

Land Size: 223 sqm approx

Agent Comments

similar renovations, size and land size, but with double garage and Footscray address



43 Hansen St WEST FOOTSCRAY 3012 (REI)

3 1 4

Price: \$840,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

similar location, but three bedrooms, off street parking and larger land



74 Drew St YARRAVILLE 3013 (REI/VG)

2 1 -

Price: \$745,000

Method: Private Sale

Date: 06/09/2019

Property Type: House

Land Size: 229 sqm approx

Agent Comments

Similar size and level of renovation, similar land, Yarraville address