

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

114 Essex Street, West Footscray Vic 3012

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

Single price \$1,040,000

Median sale price

Median price \$900,000

House

X

Unit

Suburb West Footscray

Period - From 01/10/2016

to

30/09/2017

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	54 Essex St FOOTSCRAY 3011	\$1,099,000	11/11/2017
2	244 Essex St WEST FOOTSCRAY 3012	\$1,025,000	07/08/2017
3	41 Stafford St FOOTSCRAY 3011	\$1,005,000	25/11/2017

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.~~