

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

4/3 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

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Feb 2021

to

31 Jan 2022

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

8/135 Essex Street West Footscray VIC 3012	\$610,000	01-Oct-21
3/51-53 Alma Street West Footscray VIC 3012	\$620,000	16-Oct-21
1/8 Margot Street West Footscray VIC 3012	\$630,000	03-Feb-22

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: 07 February 2022



**8/135 Essex Street West Footscray
VIC 3012**

Sold Price

\$610,000

Sold Date

01-Oct-21

2

1

1

Distance

0.31km



**3/51-53 Alma Street West
Footscray VIC 3012**

Sold Price

\$620,000

Sold Date

16-Oct-21

2

1

1

Distance

0.34km



**1/8 Margot Street West Footscray
VIC 3012**

Sold Price

^{RS} **\$630,000**

Sold Date

03-Feb-22

2

1

1

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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