

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 56A Fontein Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$710,000 & \$760,000

Median sale price

Median price \$590,000 Property Type Unit Suburb West Footscray

Period - From 01/07/2020 to 30/09/2020 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	9/41 Thomson St MAIDSTONE 3012	\$745,000	02/08/2020
2	2/7 Clarendon Pde WEST FOOTSCRAY 3012	\$735,000	29/07/2020
3	1/4 Deakin St MAIDSTONE 3012	\$720,000	24/07/2020

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: 22/10/2020 10:28



Rooms: 5
Property Type: Brand New

Agent Comments

Brand New Single Level home in this fantastic quiet court location within walking distance to Tottenham Train Station and Shopping centre.

Indicative Selling Price

\$710,000 - \$760,000

Median Unit Price

September quarter 2020: \$590,000

Comparable Properties

9/41 Thomson St MAIDSTONE 3012 (VG)

Agent Comments



Price: \$745,000
Method: Sale
Date: 02/08/2020
Property Type: Flat/Unit/Apartment (Res)

2/7 Clarendon Pde WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$735,000
Method: Sale
Date: 29/07/2020
Property Type: Flat/Unit/Apartment (Res)



1/4 Deakin St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 24/07/2020
Property Type: Townhouse (Single)