

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 5/219 Essex Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$610,000 & \$660,000

Median sale price

Median price \$598,500 Property Type Unit Suburb West Footscray

Period - From 01/07/2024 to 30/09/2024 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	2/3 Daisy Ct BRAYBROOK 3019	\$640,000	07/10/2024
2	3/3 Montgomery St MAIDSTONE 3012	\$700,000	28/09/2024
3	2/219 Essex St WEST FOOTSCRAY 3012	\$650,000	27/07/2024

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: 27/11/2024 09:51

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2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$610,000 - \$660,000

Median Unit Price

September quarter 2024: \$598,500

Comparable Properties



2/3 Daisy Ct BRAYBROOK 3019 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 07/10/2024

Property Type: Townhouse (Single)



3/3 Montgomery St MAIDSTONE 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 28/09/2024

Rooms: 4

Property Type: Townhouse (Res)



2/219 Essex St WEST FOOTSCRAY 3012 (VG)

Agent Comments

2 - -

Price: \$650,000

Method: Sale

Date: 27/07/2024

Property Type: Townhouse (Single)

Account - Whitefox Real Estate | P: 96459699



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