

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

302/30 Ashley Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$600,000 Property Type Unit Suburb West Footscray

Period - From 30/11/2020 to 29/11/2021 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	13/20 Bishop St KINGSVILLE 3012	\$414,000	04/10/2021
2	2/13 Alberta St WEST FOOTSCRAY 3012	\$390,000	15/10/2021
3	2/150 Rupert St WEST FOOTSCRAY 3012	\$385,000	08/07/2021

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:

30/11/2021 14:14

302/30 Ashley Street, West Footscray Vic 3012

McGrath

Daniel Motalli

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Indicative Selling Price

\$380,000 - \$415,000

Median Unit Price

30/11/2020 - 29/11/2021: \$600,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



13/20 Bishop St KINGSVILLE 3012 (VG)

Agent Comments

2 - -

Price: \$414,000

Method: Sale

Date: 04/10/2021

Property Type: Strata Unit/Flat



2/13 Alberta St WEST FOOTSCRAY 3012 (VG)

Agent Comments

2 - -

Price: \$390,000

Method: Sale

Date: 15/10/2021

Property Type: Strata Unit/Flat



2/150 Rupert St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$385,000

Method: Sold Before Auction

Date: 08/07/2021

Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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