

# 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

7A Dyson Street, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$810,000

### Median sale price

Median price

\$725,500

Property Type

Townhouse

Suburb

West Footscray

Period - From

28/06/2022

to

27/06/2023

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	30a Liverpool St FOOTSCRAY 3011	\$842,500	24/06/2023
2	1/10 Waratah St WEST FOOTSCRAY 3012	\$820,000	12/04/2023
3	2/33 Beaumont Pde WEST FOOTSCRAY 3012	\$800,000	24/03/2023

**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:

28/06/2023 14:13



3 2 2

**Property Type:** Townhouse

**Land Size:** 176 sqm approx

Agent Comments

## Comparable Properties

**30a Liverpool St FOOTSCRAY 3011 (REI)**

Agent Comments

3 2 2

**Price:** \$842,500

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** Townhouse (Res)

**1/10 Waratah St WEST FOOTSCRAY 3012 (VG)**

Agent Comments

1 - -

**Price:** \$820,000

**Method:** Sale

**Date:** 12/04/2023

**Property Type:** Flat/Unit/Apartment (Res)



**2/33 Beaumont Pde WEST FOOTSCRAY 3012 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 24/03/2023

**Property Type:** House

**Land Size:** 239 sqm approx