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	7A Dyson Street, West Footscray Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between \$770,000 & \$810,000	Range between	\$770,000	&	\$810,000
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Median sale price

Median price \$725	5,500 Pro	operty Type T	ownhouse	Suburb	West Footscray
Period - From 28/0	06/2022 to	27/06/2023	Source	e 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

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 comparableproperties 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
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hockingstuart

Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com

Indicative Selling Price \$770,000 - \$810,000 **Median Townhouse Price** 28/06/2022 - 27/06/2023: \$725,500





Property Type: Townhouse Land Size: 176 sqm approx Agent Comments

Comparable Properties

30a Liverpool St FOOTSCRAY 3011 (REI)

=3

Price: \$842,500 Method: Auction Sale Date: 24/06/2023

Property Type: Townhouse (Res)

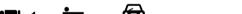
Agent Comments

Agent Comments

1/10 Waratah St WEST FOOTSCRAY 3012 (VG) Agent Comments

Price: \$820.000 Method: Sale Date: 12/04/2023

Property Type: Flat/Unit/Apartment (Res)





2/33 Beaumont Pde WEST FOOTSCRAY 3012

(REI/VG)



Price: \$800,000

Method: Private Sale Date: 24/03/2023 Property Type: House Land Size: 239 sqm approx

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



