

## 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 4/17 Clarke 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 \$670,000 & \$690,000

#### Median sale price

Median price \$913,000 House X Unit Suburb West Footscray

Period - From 01/01/2018 to 31/12/2018 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	3/30 Palmerston St WEST FOOTSCRAY 3012	\$720,000	27/10/2018
2	1b Acacia Ct WEST FOOTSCRAY 3012	\$665,000	12/12/2018
3	4/30-34 Clive St WEST FOOTSCRAY 3012	\$650,000	26/02/2019

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.



**Indicative Selling Price**  
\$670,000 - \$690,000  
**Median House Price**  
Year ending December 2018: \$913,000

3/30 Palmerston St WEST FOOTSCRAY 3012 (REI/VG) Agent Comments



1b Acacia Ct WEST FOOTSCRAY 3012 (REI/VG)	Agent Comments



4/30-34 Clive St WEST FOOTSCRAY 3012 (REI) Agent Comments



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