

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	4/17 Clarke 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	\$670,000	&	\$690,000

Median sale price

Median price	\$913,000	Ηοι	use X	Unit		S	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

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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.



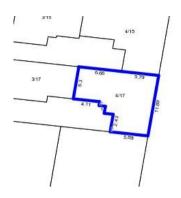


Price

Date of sale

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Rooms

Property Type: Townhouse (Res)

Agent Comments

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

Comparable Properties

3/30 Palmerston St WEST FOOTSCRAY 3012

(REI/VG)

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Price: \$720,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 110 sqm approx

Agent Comments



1b Acacia Ct WEST FOOTSCRAY 3012

(REI/VG)

1 2



Price: \$665,000

Method: Sold Before Auction

Date: 12/12/2018

Rooms: -

Property Type: House (Res) Land Size: 809 sqm approx

Agent Comments

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

— 2



Price: \$650,000

Method: Sold Before Auction

Date: 26/02/2019

Rooms: -

Property Type: Townhouse (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099





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