

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

7/57-59 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 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

4/119 ESSEX STREET WEST FOOTSCRAY VIC 3012	\$620,000	22-Feb-21
4/624 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$605,000	21-Jun-21
7/27 ALMA STREET WEST FOOTSCRAY VIC 3012	\$627,000	07-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 26 April 2022



**4/119 ESSEX STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$620,000** Sold Date **22-Feb-21**

Distance **0.31km**



**4/624 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$605,000** Sold Date **21-Jun-21**

Distance **0.04km**



**7/27 ALMA STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$627,000** Sold Date **07-Dec-20**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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