

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

5/42 ARGYLE 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Aug 2021

to

31 Jul 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

7/57-59 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012	\$650,000	16-May-22
1/48 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$700,000	20-May-22
5/6 CALA STREET WEST FOOTSCRAY VIC 3012	-	-

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: 11 August 2022



7/57-59 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

\$650,000

Sold Date

16-May-22

Distance

0.07km



1/48 STANHOPE STREET WEST FOOTSCRAY VIC 3012

3 2 1

Sold Price

^{RS} **\$700,000**

Sold Date

20-May-22

Distance

0.49km



5/6 CALA STREET WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price

- Sold Date

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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