

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

23A Busch Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

West Footscray

Period - From

19/11/2018

to

18/11/2019

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	2/31 Beaumont Pde WEST FOOTSCRAY 3012	\$753,500	24/07/2019
2	6/62 Roberts St WEST FOOTSCRAY 3012	\$744,000	18/07/2019
3	18 Richelieu St WEST FOOTSCRAY 3012	\$712,000	05/10/2019

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.~~

This Statement of Information was prepared on:

19/11/2019 15:11



Property Type: House
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
 \$760,000

Median House Price
 19/11/2018 - 18/11/2019: \$760,000

Comparable Properties



2/31 Beaumont Pde WEST FOOTSCRAY 3012 (REI/VG) **Agent Comments**



Price: \$753,500
Method: Private Sale
Date: 24/07/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 172 sqm approx

6/62 Roberts St WEST FOOTSCRAY 3012 (VG) **Agent Comments**



Price: \$744,000
Method: Sale
Date: 18/07/2019
Property Type: House - Attached House N.E.C.
Land Size: 133 sqm approx



18 Richelieu St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$712,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 375 sqm approx