# 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

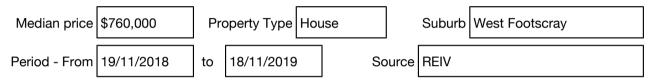
23A Busch Street, West Footscray Vic 3012

## Indicative selling price

For the meaning of this price see con	sumer.vic.gov.au/underquoting
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Single price \$760,000

#### Median sale price



#### 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



# **JAS STEPHENS**





**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 Agent Comments (REI/VG)



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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.