

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

13 Rondell Avenue, West Footscray Vic 3012

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$965,500

Property Type

House

Suburb

West Footscray

Period - From

01/04/2022

to

31/03/2023

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	34 Tucker St WEST FOOTSCRAY 3012	\$1,265,000	17/04/2023
2	67 Suffolk St WEST FOOTSCRAY 3012	\$1,090,000	04/02/2023
3	609 Barkly St WEST FOOTSCRAY 3012	\$1,069,000	06/12/2022

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:

03/05/2023 12:19



 3  1  3

Rooms: 4

Property Type: House (Res)

Land Size: 475 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2023: \$965,500

Comparable Properties



34 Tucker St WEST FOOTSCRAY 3012 (REI)

Agent Comments

 3  1  1

Price: \$1,265,000

Method: Sold Before Auction

Date: 17/04/2023

Property Type: House (Res)



67 Suffolk St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

 3  -  -

Price: \$1,090,000

Method: Sold Before Auction

Date: 04/02/2023

Property Type: House (Res)

Land Size: 355 sqm approx



609 Barkly St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,069,000

Method: Private Sale

Date: 06/12/2022

Property Type: House

Land Size: 526.66 sqm approx

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