

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

74 Devonshire 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jul 2020

to

30 Jun 2021

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

2A Richelieu Street West Footscray VIC 3012	\$770,000	17-Jul-21
21B Hargreaves Crescent Braybrook VIC 3019	\$775,000	06-May-21
7A Liverpool Street Footscray VIC 3011	\$732,000	30-Jun-21

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: 30 July 2021



2A Richelieu Street West Footscray VIC 3012

Sold Price

^{RS}

\$770,000

Sold Date

17-Jul-21



2



2



1

Distance

0.54km



21B Hargreaves Crescent Braybrook VIC 3019

Sold Price

\$775,000

Sold Date

06-May-21



3



2



2

Distance

0.59km



7A Liverpool Street Footscray VIC 3011

Sold Price

^{RS}

\$732,000

Sold Date

30-Jun-21



2



1



1

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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