

# 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

677a Barkly Street, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$799,000

### Median sale price

Median price

\$785,000

Property Type

House

Suburb

West Footscray

Period - From

28/11/2018

to

27/11/2019

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	43 Hansen St WEST FOOTSCRAY 3012	\$840,000	07/09/2019
2	20 Steet St FOOTSCRAY 3011	\$820,000	14/09/2019
3	26 Empress Av KINGSVILLE 3012	\$786,000	19/10/2019

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:

28/11/2019 11:29



4   2   1

**Property Type:** House (Res)

**Land Size:** 358 sqm approx

Agent Comments

**Indicative Selling Price**

\$799,000

**Median House Price**

28/11/2018 - 27/11/2019: \$785,000

## Comparable Properties



**43 Hansen St WEST FOOTSCRAY 3012 (REI)**

Agent Comments

3   1   4

**Price:** \$840,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House (Res)

**Land Size:** 350 sqm approx



**20 Steet St FOOTSCRAY 3011 (REI)**

Agent Comments

3   1   1

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 300 sqm approx

**26 Empress Av KINGSVILLE 3012 (REI)**

Agent Comments

3   1   1

**Price:** \$786,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 238 sqm approx