

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 9 Pitt Street, West Footscray Vic 3012

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$913,000 House X Unit Suburb West Footscray
Period - From 01/01/2018 to 31/12/2018 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	51 Summerhill Rd FOOTSCRAY 3011	\$775,000	15/12/2018
2	176 Essex St WEST FOOTSCRAY 3012	\$766,000	02/03/2019
3	37 Hansen St WEST FOOTSCRAY 3012	\$710,000	16/03/2019

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$725,000

Median House Price
 Year ending December 2018: \$913,000

Comparable Properties

51 Summerhill Rd FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 457 sqm approx

176 Essex St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$766,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 353 sqm approx

37 Hansen St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 350 sqm approx