

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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	9 Pitt Street, West Footscray Vic 3012
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$913,000	Hou	use 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.

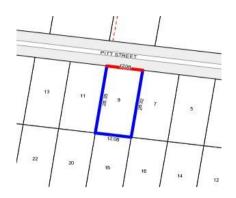
**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





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## hockingstuart





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

**₽** 2

Price: \$775,000 Method: Auction Sale Date: 15/12/2018

Rooms: -

**=**3

**Property Type:** House (Res) **Land Size:** 457 sqm approx

176 Essex St WEST FOOTSCRAY 3012 (REI)

**₽** 1

Price: \$766,000 Method: Auction Sale Date: 02/03/2019

Rooms: -

**≗=** 3

**Property Type:** House (Res) **Land Size:** 353 sqm approx

Agent Comments

Agent Comments

37 Hansen St WEST FOOTSCRAY 3012 (REI)

🛌 3 늨 2 🛱

Price: \$710,000 Method: Auction Sale Date: 16/03/2019

Rooms: -

**Property Type:** House (Res) **Land Size:** 350 sqm approx

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