

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

59 Fontein Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$944,000

Property Type

House

Suburb

West Footscray

Period - From

01/10/2019

to

31/12/2019

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	9 Vine St WEST FOOTSCRAY 3012	\$805,000	26/11/2019
3	14 Dudley St FOOTSCRAY 3011	\$800,000	14/10/2019

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:

25/02/2020 22:48



Property Type: House (Res)

Land Size: 246 sqm approx

Agent Comments

Comparable Properties



43 Hansen St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 350 sqm approx



9 Vine St WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$805,000

Method: Sale

Date: 26/11/2019

Property Type: House (Res)

Land Size: 323 sqm approx



14 Dudley St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$800,000

Method: Sale

Date: 14/10/2019

Property Type: House (Res)

Land Size: 261 sqm approx