

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 8/372 Geelong Road WEST FOOTSCRAY

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 \$615,000 & \$620,000

Median sale price

Median price \$411,000 Property type Unit Suburb WEST FOOTSCRAY

Period - From 1 April 2020 to 31 June 2020 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. 6/20 Gordon Parade, Yarraville	\$612,000	17 Aug 2020
2. 101/2 Alexander Street, Seddon	\$549,000	03 Aug 2020
3. 4/28 Salisbury Street, Yarraville	585,000	29 Jun 2020

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: 2nd November 2020