

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

4 Nesnah Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$782,500 Property Type House Suburb West Footscray

Period - From 01/01/2019 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	1a Albion St KINGSVILLE 3012	\$976,000	22/12/2019
2	43 Hansen St WEST FOOTSCRAY 3012	\$840,000	07/09/2019
3	9 Hansen St WEST FOOTSCRAY 3012	\$760,000	21/12/2019

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:

26/02/2020 17:57



Property Type: House (Res)

Land Size: 386 sqm approx

Agent Comments

Comparable Properties



1a Albion St KINGSVILLE 3012 (REI)



Price: \$976,000

Method: Sold Before Auction

Date: 22/12/2019

Rooms: 4

Property Type: House

Agent Comments

similar sized and presented home, but higher priced suburb



43 Hansen St WEST FOOTSCRAY 3012 (REI/VG)



Price: \$840,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Similarly sized and located home sold in slower market. Slightly smaller land



9 Hansen St WEST FOOTSCRAY 3012 (REI/VG)



Price: \$760,000

Method: Auction Sale

Date: 21/12/2019

Rooms: 4

Property Type: House (Res)

Land Size: 351 sqm approx

Agent Comments

Most recent sale in this pocket, but home is in unrenovated condition. Slightly smaller land.