## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	4 Nesnah Street, West Footscray Vic 3012
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between \$95	50,000	&	\$1,000,000
--------------------	--------	---	-------------

### Median sale price

Median price \$782,500	Pro	perty Type Ho	use	(	Suburb	West Footscray
Period - From 01/01/2019	to	31/12/2019	Sou	urce	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

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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

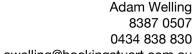
This Statement of Information was prepared on:	26/02/2020 17:57



# hockingstuart

8387 0507 0434 838 830 awelling@hockingstuart.com.au

**Indicative Selling Price** \$950,000 - \$1,000,000 **Median House Price** Year ending December 2019: \$782,500







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)

**1** 3





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) Agent Comments



Price: \$760,000 Method: Auction Sale Date: 21/12/2019

Rooms: 4

Property Type: House (Res) Land Size: 351 sqm approx

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

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



