

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

21 First Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$829,000

Median sale price

Median price

\$1,130,000

Property Type

House

Suburb

West Footscray

Period - From

01/04/2021

to

31/03/2022

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	81 Pitt St WEST FOOTSCRAY 3012	\$890,000	13/01/2022
2	1 Indwe St WEST FOOTSCRAY 3012	\$887,000	29/01/2022
3	135 Sunshine Rd WEST FOOTSCRAY 3012	\$790,000	09/12/2021

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:

30/04/2022 15:54



Property Type:

Agent Comments

Comparable Properties

81 Pitt St WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$890,000

Method: Sale

Date: 13/01/2022

Property Type: House (Res)

Land Size: 352 sqm approx



1 Indwe St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$887,000

Method: Auction Sale

Date: 29/01/2022

Property Type: House (Res)

Land Size: 420 sqm approx

135 Sunshine Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$790,000

Method: Sold Before Auction

Date: 09/12/2021

Rooms: 4

Property Type: House (Res)

Land Size: 304 sqm approx