WE DELIVER RESULTS

STATEMENT OF INFORMATION

19 DEVONSHIRE STREET, WEST FOOTSCRAY, VIC 3012

PREPARED BY FRANK KARAVIDAS, BIGGIN & SCOTT INNER WEST



WE DELIVER... Biggin Scott

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 DEVONSHIRE STREET, WEST







Indicative Selling Price

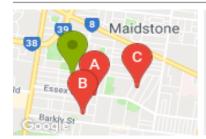
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$970,000 to \$1,030,000

Provided by: Frank Karavidas, Biggin & Scott Inner West

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (House)

\$807,000

01 July 2018 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



133 ESSEX ST, WEST FOOTSCRAY, VIC 3012







Sale Price

**\$1,015,000

Sale Date: 05/08/2019

Distance from Property: 404m





17 STANHOPE ST, WEST FOOTSCRAY, VIC 3012 🕮 4 🕒 1







Sale Price

\$1,000,000

Sale Date: 12/02/2019

Distance from Property: 584m





34 KHARTOUM ST, WEST FOOTSCRAY, VIC







Sale Price

\$1.020.000

Sale Date: 01/06/2019

Distance from Property: 874m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

19 DEVONSHIRE STREET, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Price Range: \$970,000 to \$1,030,000

Median sale price

Median price	\$807,000	House	X	Unit	Suburb	WEST FOOTSCRAY
Period	01 July 2018 to 30 June 2019			Source	 p	ricefinder

Comparable property sales

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 133 ESSEX ST, WEST FOOTSCRAY, VIC 3012 **\$1,015,000 05/08/2019 17 STANHOPE ST, WEST FOOTSCRAY, VIC 3012 \$1,000,000 12/02/2019 34 KHARTOUM ST, WEST FOOTSCRAY, VIC 3012 \$1,020,000 01/06/2019

