

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

8/7 Govan Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$559,500

Property Type

Unit

Suburb

Footscray

Period - From

01/04/2022

to

30/06/2022

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	3/44 Argyle St, West Footscray, Vic 3012, Australia	\$625,000	08/07/2022
2	5/42 Argyle St WEST FOOTSCRAY 3012	\$680,000	03/09/2022
3	4/3 Stanhope St WEST FOOTSCRAY 3012	\$600,000	23/05/2022

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:

06/09/2022 10:31



2 1 1

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties

3/44 Argyle St, West Footscray, Vic 3012, Australia (REI)

Agent Comments

2 1 1

Price: \$625,000

Method:

Date: 08/07/2022

Property Type: Unit



5/42 Argyle St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 03/09/2022

Property Type: Villa

Land Size: 161 sqm approx



4/3 Stanhope St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 23/05/2022

Property Type: Unit