

## 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 4/13 Ormond Road, West Footscray Vic 3012

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$200,000 & \$220,000

#### Median sale price

Median price \$506,750 House Unit X Suburb West Footscray

Period - From 01/01/2017 to 31/12/2017 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	9/21 Hampton Pde WEST FOOTSCRAY 3012	\$260,000	23/02/2018
2	12/1-2 Hatfield Ct WEST FOOTSCRAY 3012	\$225,000	06/04/2018
3	17/1 Hatfield Ct WEST FOOTSCRAY 3012	\$208,000	07/02/2018

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.



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**Rooms:** 2**Property Type:** Apartment**Land Size:** 42 sqm approx**Agent Comments**

1 bedroom apartment in a tree lined quiet street.

**Indicative Selling Price**

\$200,000 - \$220,000

**Median Unit Price**

Year ending December 2017: \$506,750

## Comparable Properties



**9/21 Hampton Pde WEST FOOTSCRAY 3012 (REI)**

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**Price:** \$260,000**Method:** Sold Before Auction**Date:** 23/02/2018**Rooms:** 2**Property Type:** Apartment**Agent Comments**

Similar location, slightly more renovated

**12/1-2 Hatfield Ct WEST FOOTSCRAY 3012 (REI)**

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**Price:** \$225,000**Method:** Sold Before Auction**Date:** 06/04/2018**Rooms:** 2**Property Type:** Apartment**Agent Comments**

1 bedroom apartment in the same pocket of West Footscray, less desirable Street.



**17/1 Hatfield Ct WEST FOOTSCRAY 3012 (REI)**

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**Price:** \$208,000**Method:** Private Sale**Date:** 07/02/2018**Rooms:** 3**Property Type:** Apartment**Agent Comments**

1 bedroom apartment in worse condition in the same pocket of West Footscray, less desirable Street.