

# 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

22 Dove Street, 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 \$940,000 & \$1,020,000

### Median sale price

Median price \$940,000 Property Type House Suburb West Footscray

Period - From 01/10/2020 to 31/12/2020 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 | 151 Summerhill Rd FOOTSCRAY 3011 | \$1,085,000 | 09/12/2020   |
| 2 | 109 Summerhill Rd FOOTSCRAY 3011 | \$990,000   | 26/02/2021   |
| 3 | 36 Church St WEST FOOTSCRAY 3012 | \$900,000   | 26/11/2020   |

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:

26/03/2021 14:59

22 Dove Street, West Footscray Vic 3012



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$940,000 - \$1,020,000  
**Median House Price**  
December quarter 2020: \$940,000

## Comparable Properties



**151 Summerhill Rd FOOTSCRAY 3011 (REI/VG)**

Agent Comments



**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 09/12/2020  
**Property Type:** House  
**Land Size:** 302 sqm approx



**109 Summerhill Rd FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$990,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2021  
**Property Type:** House (Res)  
**Land Size:** 297 sqm approx

**36 Church St WEST FOOTSCRAY 3012 (VG)**

Agent Comments



**Price:** \$900,000  
**Method:** Sale  
**Date:** 26/11/2020  
**Property Type:** House (Res)  
**Land Size:** 430 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044