

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

3/12 Clarendon Parade West Footscray VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

1/28 Hampton Parade West Footscray VIC 3012	\$405,000	25-Mar-21
3/50 Eleanor Street Footscray VIC 3011	\$430,000	28-Mar-21

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 6 months.

This Statement of Information was prepared on: 03 August 2021



**1/28 Hampton Parade West
Footscray VIC 3012**

3 1 1

Sold Price **\$405,000** Sold Date **25-Mar-21**

Distance **0.2km**



**3/50 Eleanor Street Footscray VIC
3011**

2 1 1

Sold Price **\$430,000** Sold Date **28-Mar-21**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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