

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

42 Elphinstone Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$820,000

&

\$850,000

Median sale price

Median price \$850,000

House

X

Suburb

West Footscray

Period - From 01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
85 Stanhope St WEST FOOTSCRAY 3012		22/04/2017
13 White St FOOTSCRAY 3011	\$850,000	16/01/2017
15 Glamis Rd WEST FOOTSCRAY 3012	\$839,125	21/02/2017