

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

75 Pitt Street 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

West Footscray

Period-from

01 Jun 2020

to

31 May 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

17 Neil Street West Footscray VIC 3012	\$1,220,000	17-Mar-21
6 Stanhope Street West Footscray VIC 3012	\$1,170,000	26-Mar-21
45 Hansen Street West Footscray VIC 3012	\$1,220,000	14-Apr-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: 14 June 2021



17 Neil Street West Footscray VIC 3012

3 1 3

Sold Price

\$1,220,000

Sold Date

17-Mar-21

Distance

0.47km



6 Stanhope Street West Footscray VIC 3012

3 1 2

Sold Price

^{RS} **\$1,170,000**

Sold Date

26-Mar-21

Distance

0.57km



45 Hansen Street West Footscray VIC 3012

3 1 2

Sold Price

\$1,220,000

Sold Date

14-Apr-21

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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