

# 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

13 Sredna 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

\$780,000

&

\$850,000

### Median sale price

Median price

\$930,500

Property Type

House

Suburb

West Footscray

Period - From

31/05/2020

to

30/05/2021

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	51 South Rd BRAYBROOK 3019	\$850,000	24/04/2021
2	85 Churchill Av BRAYBROOK 3019	\$780,000	24/03/2021
3	62 Liverpool St FOOTSCRAY 3011	\$825,000	27/01/2021

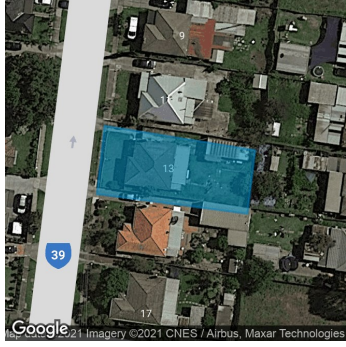
OR

- ~~**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:

31/05/2021 13:56

13 Sredna Street, West Footscray Vic 3012



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 529 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

31/05/2020 - 30/05/2021: \$930,500

## Comparable Properties



**51 South Rd BRAYBROOK 3019 (REI)**

[Agent Comments](#)

3 1 1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 24/04/2021

**Property Type:** House (Res)



**85 Churchill Av BRAYBROOK 3019 (REI)**

[Agent Comments](#)

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**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 24/03/2021

**Property Type:** House (Res)

**Land Size:** 648 sqm approx

**62 Liverpool St FOOTSCRAY 3011 (VG)**

[Agent Comments](#)

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**Price:** \$825,000

**Method:** Sale

**Date:** 27/01/2021

**Property Type:** House (Res)

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