

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

45 Devonshire Street, West Footscray Vic 3012

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$819,000

Median sale price

Median price \$969,000

House

X

Unit

Suburb

West Footscray

Period - From 01/04/2018

to

30/06/2018

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	55 Wellington St WEST FOOTSCRAY 3012	\$875,000	07/07/2018
2	117 Suffolk St WEST FOOTSCRAY 3012	\$872,000	08/09/2018
3	74 Wellington St WEST FOOTSCRAY 3012	\$835,000	25/08/2018

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.



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 446 sqm approx

Agent Comments

Comparable Properties

55 Wellington St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 2

Price: \$875,000

Method: Auction Sale

Date: 07/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 395 sqm approx

117 Suffolk St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 2

Price: \$872,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 400 sqm approx

74 Wellington St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 2

Price: \$835,000

Method: Auction Sale

Date: 25/08/2018

Rooms: -

Property Type: House (Res)