

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

1/15A Richelieu 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Jan 2021

to

31 Dec 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

3/15A Richelieu Street West Footscray VIC 3012	\$800,000	13-Aug-21
10 Warleigh Road West Footscray VIC 3012	\$902,000	23-Oct-21
12 Graham Street West Footscray VIC 3012	\$925,000	14-Oct-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: 27 January 2022

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**3/15A Richelieu Street West
Footscray VIC 3012**

3 1 1

Sold Price **\$800,000** Sold Date **13-Aug-21**

Distance **0.01km**



**10 Warleigh Road West Footscray
VIC 3012**

2 2 1

Sold Price **\$902,000** Sold Date **23-Oct-21**

Distance **1.17km**



**12 Graham Street West Footscray
VIC 3012**

2 3 2

Sold Price **\$925,000** Sold Date **14-Oct-21**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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