

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 21 Glamis Road, West Footscray Vic 3012

Indicative selling price

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

Single price \$1,000,000

Median sale price

Median price \$900,000 House X Unit Suburb West Footscray

Period - From 01/10/2016 to 30/09/2017 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	114 Essex St WEST FOOTSCRAY 3012	\$1,062,000	09/12/2017
2	41 Stafford St FOOTSCRAY 3011	\$1,005,000	25/11/2017
3	5 Wales St KINGSVILLE 3012	\$1,000,000	15/11/2017

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)

Agent Comments

Comparable Properties



114 Essex St WEST FOOTSCRAY 3012 (REI)

3 1 2

Price: \$1,062,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 383 sqm approx

Agent Comments

Renovated weatherboard home on a subdivided block. Has swimming pool.



41 Stafford St FOOTSCRAY 3011 (REI)

2 1 -

Price: \$1,005,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments

High end renovation on small (approx 191m2) block.



5 Wales St KINGSVILLE 3012 (REI)

3 2 2

Price: \$1,000,000

Method: Sold Before Auction

Date: 15/11/2017

Rooms: 5

Property Type: House

Land Size: 282 sqm approx

Agent Comments

Renovated home on similar sized land, Kingsville-side of Geelong Rd, but in similar proximity to everything