Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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37a Soudan Road, West Footscray Vic 3012

Indicative selling price

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

Range between	\$740,000	&	\$765,000
Range between	\$740,000	&	\$765,000

Median sale price

Median price	\$840,000	Pro	perty Type	House		Suburb	West Footscray
Period - From	01/04/2019	to	31/03/2020		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

	aress of comparable property	1 1100	Date of Sale
1	28a Sredna St WEST FOOTSCRAY 3012	\$752,000	22/02/2020
2	2/9 Indwe St WEST FOOTSCRAY 3012	\$735,000	29/02/2020
3	130b Essex St WEST FOOTSCRAY 3012	\$719,000	28/03/2020

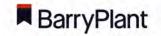
OR

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:	02/07/2020 17:51



Date of sale







Property Type: Townhouse Agent Comments

Indicative Selling Price \$740,000 - \$765,000 Median House Price Year ending March 2020: \$840,000

Comparable Properties

28a Sredna St WEST FOOTSCRAY 3012 (REI)

<u>▶</u> 3 **→** 2 **△**

Price: \$752,000 Method: Auction Sale Date: 22/02/2020

Property Type: House (Res)

Agent Comments



2/9 Indwe St WEST FOOTSCRAY 3012 (REI)

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Price: \$735,000 Method: Auction Sale Date: 29/02/2020 Property Type: Unit **Agent Comments**

Agent Comments



130b Essex St WEST FOOTSCRAY 3012 (REI)

4 2 **-** 2 **-**

Price: \$719,000 Method: Private Sale Date: 28/03/2020

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 8326 8888





Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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Range between \$740,000	&	\$765,000
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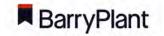
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2	2/9 Indwe St WEST FOOTSCRAY 3012	\$735,000	29/02/2020
3	130b Essex St WEST FOOTSCRAY 3012	\$719,000	28/03/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/07/2020 17:54









Property Type: Townhouse Agent Comments

Indicative Selling Price \$740,000 - \$765,000 Median House Price Year ending March 2020: \$840,000

Comparable Properties

28a Sredna St WEST FOOTSCRAY 3012 (REI)

• 2 A

Price: \$752,000 Method: Auction Sale Date: 22/02/2020

-3

Property Type: House (Res)

Agent Comments



2/9 Indwe St WEST FOOTSCRAY 3012 (REI)

1 2 **-** 1 🕰

Price: \$735,000 Method: Auction Sale Date: 29/02/2020 Property Type: Unit **Agent Comments**

Agent Comments



130b Essex St WEST FOOTSCRAY 3012 (REI)

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Price: \$719,000 Method: Private Sale Date: 28/03/2020

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 8326 8888



