

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 17 Stanhope Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$980,000 & \$1,030,000

Median sale price

Median price \$937,500 House X Unit Suburb West Footscray

Period - From 01/01/2018 to 31/12/2018 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	9 Ann St FOOTSCRAY 3011	\$1,071,000	26/09/2018
2	11 Exhibition St WEST FOOTSCRAY 3012	\$985,000	13/10/2018
3	7 Robbs Rd WEST FOOTSCRAY 3012	\$975,000	15/11/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 505 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,030,000

Median House Price

Year ending December 2018: \$937,500

Comparable Properties



9 Ann St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$1,071,000

Method: Sold Before Auction

Date: 26/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 371 sqm approx



11 Exhibition St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$985,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 226 sqm approx

7 Robbs Rd WEST FOOTSCRAY 3012 (REI/VG) Agent Comments



Price: \$975,000

Method: Sold Before Auction

Date: 15/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 366 sqm approx