

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

35 Braid Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$839,000

Median sale price

Median price

\$782,500

Property Type

House

Suburb

West Footscray

Period - From

01/01/2019

to

31/12/2019

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	3/2-4 Dyson St WEST FOOTSCRAY 3012	\$858,000	30/11/2019
2	10 Coral Av FOOTSCRAY 3011	\$855,000	26/10/2019
3	9 Vine St WEST FOOTSCRAY 3012	\$805,000	26/11/2019

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:

29/02/2020 15:03



2 1 3

Property Type: House
Land Size: 503 sqm approx
Agent Comments

Indicative Selling Price
\$839,000

Median House Price
Year ending December 2019: \$782,500

Comparable Properties

3/2-4 Dyson St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 2 2

Price: \$858,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 357 sqm approx

10 Coral Av FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 2

Price: \$855,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 416 sqm approx



9 Vine St WEST FOOTSCRAY 3012 (VG)

Agent Comments

2 - -

Price: \$805,000
Method: Sale
Date: 26/11/2019
Property Type: House (Res)
Land Size: 323 sqm approx