

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

13 Elphinstone Street, West Footscray Vic 3012

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$875,000

&

\$900,000

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	25 Tucker St WEST FOOTSCRAY 3012	\$890,000	13/05/2017
2	42 Elphinstone St WEST FOOTSCRAY 3012	\$885,000	22/07/2017
3	171 Essex St WEST FOOTSCRAY 3012	\$879,000	18/09/2017

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.



 2  1  1

Rooms: 3

Property Type: House

Land Size: 416 sqm approx

Agent Comments

Indicative Selling Price

\$875,000 - \$900,000

Median House Price

Year ending September 2017: \$900,000

Comparable Properties



25 Tucker St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

 3  1  1

Price: \$890,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 334 sqm approx



42 Elphinstone St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

 2  1  2

Price: \$885,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 4

Property Type: House

Land Size: 353 sqm approx



171 Essex St WEST FOOTSCRAY 3012 (REI)

Agent Comments

 3  1  2

Price: \$879,000

Method: Sold Before Auction

Date: 18/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 372 sqm approx