

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

1/12 Clarendon Parade, West Footscray Vic 3012

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$494,000

House

Unit

X

Suburb

West Footscray

Period - From 01/07/2017

to

30/06/2018

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	5/26 Beaumont Pde WEST FOOTSCRAY 3012	\$437,500	07/07/2018
2	6/73 Kingsville St KINGSVILLE 3012	\$435,000	28/02/2018
3	1/248 Gordon St FOOTSCRAY 3011	\$425,000	10/04/2018

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.



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$429,000

Median Unit Price
Year ending June 2018: \$494,000

Comparable Properties



5/26 Beaumont Pde WEST FOOTSCRAY 3012 (REI) **Agent Comments**

2 1 1

Price: \$437,500
Method: Auction Sale
Date: 07/07/2018
Rooms: -
Property Type: Unit



6/73 Kingsville St KINGSVILLE 3012 (REI/VG) **Agent Comments**

2 1 1

Price: \$435,000
Method: Sold Before Auction
Date: 28/02/2018
Rooms: 3
Property Type: Apartment

1/248 Gordon St FOOTSCRAY 3011 (VG) **Agent Comments**

2 - -

Price: \$425,000
Method: Sale
Date: 10/04/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)