

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

4/17 Clarke Street West Footscray VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

3 Hartman Walk Footscray VIC 3011	\$770,000	17-Jun-21
5 Acacia Court West Footscray VIC 3012	\$800,000	26-Jun-21
2A Richelieu Street West Footscray VIC 3012	\$770,000	17-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 27 September 2021



3 Hartman Walk Footscray VIC 3011 Sold Price **\$770,000** Sold Date **17-Jun-21**

 2  1  1

Distance **0.18km**



5 Acacia Court West Footscray VIC 3012 Sold Price **\$800,000** Sold Date **26-Jun-21**

 2  1  1

Distance **1km**



2A Richelieu Street West Footscray VIC 3012 Sold Price **\$770,000** Sold Date **17-Jul-21**

 2  2  1

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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