

# 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

4/92 Roberts Street, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$630,000

### Median sale price

Median price \$492,500 Property Type Unit Suburb West Footscray

Period - From 01/07/2019 to 30/06/2020 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	40a Dongola Rd WEST FOOTSCRAY 3012	\$650,000	06/04/2020
2	9/127 Somerville Rd YARRAVILLE 3013	\$640,000	03/07/2020
3	5/84 Stanhope St WEST FOOTSCRAY 3012	\$623,000	11/05/2020

**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:

22/07/2020 13:18



**Rooms:** 4

**Property Type:** Townhouse

**Agent Comments**

Brand New Townhouse over 3 levels with private rooftop undercover area. Its truly different and smart. Big kitchen and living area, very spacious. See it with your own eyes by private appointment.

**Indicative Selling Price**

\$590,000 - \$630,000

**Median Unit Price**

Year ending June 2020: \$492,500

## Comparable Properties



**40a Dongola Rd WEST FOOTSCRAY 3012 (REI/VG)**

**Agent Comments**



**Price:** \$650,000

**Method:** Private Sale

**Date:** 06/04/2020

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 107 sqm approx



**9/127 Somerville Rd YARRAVILLE 3013 (REI)**

**Agent Comments**



**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 03/07/2020

**Property Type:** Townhouse (Res)



**5/84 Stanhope St WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**



**Price:** \$623,000

**Method:** Private Sale

**Date:** 11/05/2020

**Property Type:** Townhouse (Res)

**Land Size:** 140 sqm approx