

## 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

27 Hex Street, Footscray Vic 3011

#### Indicative selling price

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

Single price \$825,000

#### Median sale price

Median price \$910,000

House

X

Unit

Suburb 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	15 Glamis Rd WEST FOOTSCRAY 3012	\$839,125	27/06/2017
2	9 Sredna St WEST FOOTSCRAY 3012	\$805,000	19/08/2017
3	2 Indwe St WEST FOOTSCRAY 3012	\$782,000	23/09/2017

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:** 4**Property Type:** House**Land Size:** 464 sqm approx**Agent Comments****Indicative Selling Price**

\$825,000

**Median House Price**

Year ending September 2017: \$910,000

## Comparable Properties

**15 Glamis Rd WEST FOOTSCRAY 3012 (VG)**

2   
 -   
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**Price:** \$839,125**Method:** Sale**Date:** 27/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 381 sqm approx**Agent Comments**

Superior location. Inferior land size at approx 381m2

**9 Sredna St WEST FOOTSCRAY 3012 (REI)**

3   
 1   
 2

**Price:** \$805,000**Method:** Auction Sale**Date:** 19/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 512 sqm approx**Agent Comments**

Inferior location, located on a busy one way street. Home in very poor condition in need of full renovation. Superior land size at approx 512m2 and larger dwelling with 3 Beds

**2 Indwe St WEST FOOTSCRAY 3012 (REI)**

3   
 1   
 1

**Price:** \$782,000**Method:** Sold Before Auction**Date:** 23/09/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 269 sqm approx**Agent Comments**

Inferior location, adjacent the industrial properties on 2 sides and inferior land size at approx 269m2 with minimal outdoor space. Superior home, recently renovated with 3 Beds.