

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

89 Pitt Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,057,000

Property Type

House

Suburb

West Footscray

Period - From

01/10/2021

to

30/09/2022

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	195 Essex St WEST FOOTSCRAY 3012	\$1,060,000	10/09/2022
2	55 Elphinstone St WEST FOOTSCRAY 3012	\$1,045,000	21/10/2022
3	12 Marcus Av WEST FOOTSCRAY 3012	\$1,030,000	20/11/2022

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:

24/11/2022 11:19



3
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Property Type: House (Res)

Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

Year ending September 2022: \$1,057,000

Comparable Properties



195 Essex St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

4
 1
 1

Price: \$1,060,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 357 sqm approx



55 Elphinstone St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3
 1
 1

Price: \$1,045,000

Method: Sold Before Auction

Date: 21/10/2022

Property Type: House (Res)



12 Marcus Av WEST FOOTSCRAY 3012 (REI)

Agent Comments

3
 1
 2

Price: \$1,030,000

Method: Private Sale

Date: 20/11/2022

Property Type: House

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099