

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

1/748 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$649,000 & \$669,000

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	37B Soudan Rd WEST FOOTSCRAY 3012	\$752,000	16/07/2020
2	40a Dongola Rd WEST FOOTSCRAY 3012	\$650,000	06/04/2020
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:

20/07/2020 15:13



2 1 1

Property Type: Townhouse

Agent Comments

Exciting New Project In Wefo,

Indicative Selling Price

\$649,000 - \$669,000

Median Unit Price

Year ending June 2020: \$492,500

Exciting New Townhouse development in West Footscray. First Home Owners Government grant of \$25000 available for this project. Great design and top quality finishes sets this development apart from the norm.

Comparable Properties

37B Soudan Rd WEST FOOTSCRAY 3012 (REI) **Agent Comments**

2 1 -

Price: \$752,000

Method: Private Sale

Date: 16/07/2020

Property Type: Townhouse (Single)



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

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 06/04/2020

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 107 sqm approx



5/84 Stanhope St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 2 1

Price: \$623,000

Method: Private Sale

Date: 11/05/2020

Property Type: Townhouse (Res)

Land Size: 140 sqm approx