## 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$649,000		&		\$669,000			
Median sale pr	rice							
Median price	\$492,500	Pro	operty Type	Unit			Suburb	West Footscray
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Add	dress 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









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





Price: \$752,000 Method: Private Sale Date: 16/07/2020 Property Type: Townhouse (Single)



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



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 Agent Comments (REI)



Price: \$623.000 Method: Private Sale Date: 11/05/2020 Property Type: Townhouse (Res) Land Size: 140 sqm approx

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments