

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

46 Clive Street West Footscray VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,372,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$981,125

Property type

House

Suburb

West Footscray

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

16 First Street West Footscray VIC 3012	\$1,175,000	11-Dec-21
13 Busch Street West Footscray VIC 3012	\$1,210,000	23-Oct-21
55 Clive Street West Footscray VIC 3012	\$1,255,000	20-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 28 January 2022

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



16 First Street West Footscray VIC 3012

Sold Price

^{RS}

\$1,175,000

Sold Date

11-Dec-21

3

1

2

Distance

0.35km



13 Busch Street West Footscray VIC 3012

Sold Price

\$1,210,000

Sold Date

23-Oct-21

3

2

1

Distance

0.22km



55 Clive Street West Footscray VIC 3012

Sold Price

\$1,255,000

Sold Date

20-Oct-21

2

1

-

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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