

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

4 Devon Place, Footscray Vic 3011

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$430,000

House

Unit

X

Suburb

Footscray

Period - From 01/10/2018

to

31/12/2018

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	6/123-129 Anderson St YARRAVILLE 3013	\$740,000	13/02/2019
2	1/23 Federal St FOOTSCRAY 3011	\$700,000	20/02/2019
3	4/30-34 Clive St WEST FOOTSCRAY 3012	\$650,000	26/02/2019

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 2 1

Rooms: 4

Property Type: Townhouse
(Single)

Land Size: 95.5 sqm approx

Agent Comments

Comparable Properties



6/123-129 Anderson St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Sold Before Auction

Date: 13/02/2019

Rooms: -

Property Type: Townhouse (Res)



1/23 Federal St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 3

Price: \$700,000

Method: Private Sale

Date: 20/02/2019

Rooms: -

Property Type: Townhouse (Single)

4/30-34 Clive St WEST FOOTSCRAY 3012 (REI) Agent Comments

2 2 1

Price: \$650,000

Method: Sold Before Auction

Date: 26/02/2019

Rooms: -

Property Type: Townhouse (Res)