

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

2/99 Stanhope Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$680,000

&

\$710,000

Median sale price

Median price \$445,000

House

Unit

X

Suburb

West Footscray

Period - From 01/07/2018

to

30/06/2019

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	2/30 Palmerston St WEST FOOTSCRAY 3012	\$715,000	13/04/2019
2	1/98 Stanhope St WEST FOOTSCRAY 3012	\$710,000	18/03/2019
3	4/4-6 Deakin St MAIDSTONE 3012	\$680,000	15/06/2019

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.



3 2 2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 160 sqm approx

Agent Comments

Brand new street facing townhouse, subject to 'no' body corporation fees.

Comparable Properties

2/30 Palmerston St WEST FOOTSCRAY 3012 (VG)

Agent Comments

2 - -

Price: \$715,000

Method: Sale

Date: 13/04/2019

Rooms: -

Property Type: Strata Unit/Flat



1/98 Stanhope St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 2 2

Price: \$710,000

Method: Private Sale

Date: 18/03/2019

Rooms: -

Property Type: Townhouse (Single)



4/4-6 Deakin St MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$680,000

Method: Auction Sale

Date: 15/06/2019

Rooms: -

Property Type: Townhouse (Res)