

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

14 Khartoum Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb West Footscray

Period - From 01/01/2021

to

31/03/2021

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	41a Roberts St WEST FOOTSCRAY 3012	\$1,130,000	09/04/2021
2	22 Dove St WEST FOOTSCRAY 3012	\$1,101,000	01/05/2021
3	20 West St WEST FOOTSCRAY 3012	\$1,061,000	14/11/2020

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:

11/05/2021 10:53



Property Type: House (Previously Occupied - Detached)

Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2021: \$1,170,000

Comparable Properties



41a Roberts St WEST FOOTSCRAY 3012 (REI)

Agent Comments



similar size block of land, however this location is inferior to Khartoum St.

Price: \$1,130,000

Method: Sold Before Auction

Date: 09/04/2021

Property Type: House (Res)



22 Dove St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$1,101,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 391 sqm approx

20 West St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$1,061,000

Method: Auction Sale

Date: 14/11/2020

Property Type: House (Res)

Land Size: 371 sqm approx