

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

11 Berthandra Court, West Footscray Vic 3012

Indicative selling price

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

Single Price

\$990,000

Median sale price

Median price

\$1,113,000

Property Type

House

Suburb

West Footscray

Period - From

01/04/2021

to

30/06/2021

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	2A Pitt St WEST FOOTSCRAY 3012	\$1,125,000	30/04/2021
2	124 Rupert St WEST FOOTSCRAY 3012	\$928,000	12/06/2021
3	14 Neil St WEST FOOTSCRAY 3012	\$905,000	18/05/2021

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:

23/09/2021 03:01

11 Berthandra Court, West Footscray Vic 3012

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Property Type:
Agent Comments

Indicative Selling Price
\$990,000

Median House Price
June quarter 2021: \$1,113,000

Comparable Properties

2A Pitt St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$1,125,000
Method: Sold Before Auction
Date: 30/04/2021
Property Type: House (Res)
Land Size: 608 sqm approx



124 Rupert St WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$928,000
Method: Sale
Date: 12/06/2021
Property Type: House (Res)
Land Size: 479 sqm approx

14 Neil St WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$905,000
Method: Sale
Date: 18/05/2021
Property Type: House (Res)
Land Size: 534 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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