

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

130b Essex Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$782,500

Property Type

House

Suburb

West Footscray

Period - From

01/01/2019

to

31/12/2019

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	2/9 Indwe St WEST FOOTSCRAY 3012	\$735,000	29/02/2020
2	2/7 Bernard St MAIDSTONE 3012	\$701,000	12/03/2020
3	20/23 Soudan Rd WEST FOOTSCRAY 3012	\$672,000	15/02/2020

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:

27/03/2020 17:55



Property Type:

Agent Comments

Comparable Properties



2/9 Indwe St WEST FOOTSCRAY 3012 (REI)



Price: \$735,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Unit

Agent Comments

single level and street facing, with third bedroom, but no ensuite and less-preferred side of West Footscray



2/7 Bernard St MAIDSTONE 3012 (REI)



Price: \$701,000

Method: Sold Before Auction

Date: 12/03/2020

Property Type: Townhouse (Res)

Agent Comments

Also two bedroom, two bathroom, single garage home built at the rear of an existing home, but Maidstone address, further from train stations etc



20/23 Soudan Rd WEST FOOTSCRAY 3012 (REI/VG)



Price: \$672,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Res)

Agent Comments

One of the rear units in a four-unit development. Smaller internally, no second bathroom. Similar location, quieter street, but more development around it.