

# 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

12/28 Stanhope Street, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$595,000

### Median sale price

Median price \$442,500 Property Type Unit Suburb West Footscray

Period - From 16/12/2018 to 15/12/2019 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	6/1 Kingsville St KINGSVILLE 3012	\$593,000	24/08/2019
2	2/4 Rondell Av WEST FOOTSCRAY 3012	\$552,500	30/11/2019
3	2/16 Carmichael St WEST FOOTSCRAY 3012	\$515,000	14/11/2019

**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.~~

This Statement of Information was prepared on: 16/12/2019 17:19

12/28 Stanhope Street, West Footscray Vic 3012



 2    -   

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$550,000 - \$595,000

**Median Unit Price**

16/12/2018 - 15/12/2019: \$442,500

## Comparable Properties



**6/1 Kingsville St KINGSVILLE 3012 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$593,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Rooms:** 3

**Property Type:** Unit

**2/4 Rondell Av WEST FOOTSCRAY 3012 (REI)**

Agent Comments

 2    1    1

**Price:** \$552,500

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** Villa



**2/16 Carmichael St WEST FOOTSCRAY 3012 (REI)**

Agent Comments

 2    1    1

**Price:** \$515,000

**Method:** Sold Before Auction

**Date:** 14/11/2019

**Rooms:** 4

**Property Type:** Unit

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.