

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

1/117 Essex Street West Footscray VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

20/23 Soudan Road West Footscray VIC 3012	\$672,000	15-Feb-20
4/23 Soudan Road West Footscray VIC 3012	\$640,000	11-May-20
3/746 Barkly Street West Footscray VIC 3012	\$651,000	21-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 12 November 2020



20/23 Soudan Road West Footscray VIC 3012

2 1 1

Sold Price **\$672,000** Sold Date **15-Feb-20**

Distance **0.51km**



4/23 Soudan Road West Footscray VIC 3012

2 1 1

Sold Price **\$640,000** Sold Date **11-May-20**

Distance **0.57km**



3/746 Barkly Street West Footscray VIC 3012

2 1 1

Sold Price **\$651,000** Sold Date **21-Apr-20**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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