

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 3a Ormond Road, West Footscray Vic 3012

Indicative selling price

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

Single price \$759,000

Median sale price

Median price \$890,500 House X Unit Suburb West Footscray
Period - From 01/07/2018 to 30/09/2018 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	58 Gwelo St WEST FOOTSCRAY 3012	\$890,000	20/10/2018
2	87 Stanhope St WEST FOOTSCRAY 3012	\$850,000	06/06/2018
3	10 Busch St WEST FOOTSCRAY 3012	\$800,000	14/09/2018

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.



3
 1
 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$759,000

Median House Price
 September quarter 2018: \$890,500

All comparable sales had a smaller block of land in total size, however the location of 3a Ormond Rd differs from the comparable sales.

Comparable Properties



58 Gwelo St WEST FOOTSCRAY 3012 (REI)

Agent Comments

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Price: \$890,000
Method: Auction Sale
Date: 20/10/2018
Rooms: 5
Property Type: House (Res)
Land Size: 553 sqm approx

87 Stanhope St WEST FOOTSCRAY 3012 (REI)

Agent Comments

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Price: \$850,000
Method: Sold Before Auction
Date: 06/06/2018
Rooms: 4
Property Type: House
Land Size: 520 sqm approx

10 Busch St WEST FOOTSCRAY 3012 (REI)

Agent Comments

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 2
 2

Price: \$800,000
Method: Sold Before Auction
Date: 14/09/2018
Rooms: 5
Property Type: House
Land Size: 466 sqm approx