

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

41a Roberts Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$999,999

Median sale price

Median price

\$940,000

Property Type

House

Suburb

West Footscray

Period - From

01/10/2020

to

31/12/2020

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	24 Gwelo St WEST FOOTSCRAY 3012	\$986,000	19/12/2020
2	1/15 Waratah St WEST FOOTSCRAY 3012	\$930,000	20/01/2021
3	40 Gwelo St WEST FOOTSCRAY 3012	\$870,000	27/02/2021

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:

07/04/2021 14:29



3 1 2

Rooms: 4

Property Type: House

Land Size: 411 sqm approx

Agent Comments

Three bedroom mid-century home

Comparable Properties



24 Gwelo St WEST FOOTSCRAY 3012 (REI)

4 1 2

Price: \$986,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Agent Comments

Extra bedroom, slightly larger land on a corner, but in a less desirable location.



1/15 Waratah St WEST FOOTSCRAY 3012 (REI/VG)

4 2 4

Price: \$930,000

Method: Sold Before Auction

Date: 20/01/2021

Rooms: 4

Property Type: House (Res)

Land Size: 440 sqm approx

Agent Comments

Extra bedroom and bathroom, more updated. But in a less desirable location.



40 Gwelo St WEST FOOTSCRAY 3012 (REI)

2 1 2

Price: \$870,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Agent Comments

One less bedroom, not as updated and in a less desirable location.