

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

24 Dove Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,130,000 Property Type House Suburb West Footscray

Period - From 01/04/2021 to 31/03/2022 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	28b Sredna St WEST FOOTSCRAY 3012	\$855,000	18/02/2022
2	2/663 Barkly St WEST FOOTSCRAY 3012	\$830,000	09/04/2022
3	6 Graham St WEST FOOTSCRAY 3012	\$830,000	01/04/2022

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:

04/05/2022 15:51



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
Year ending March 2022: \$1,130,000

Comparable Properties

28b Sredna St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$855,000
Method: Sold Before Auction
Date: 18/02/2022
Property Type: House (Res)
Land Size: 280 sqm approx

2/663 Barkly St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$830,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)

6 Graham St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$830,000
Method: Sold Before Auction
Date: 01/04/2022
Property Type: House (Res)

