

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

19/22 BLANDFORD 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Aug 2023

to

31 Jul 2024

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

3/3 FIRST STREET WEST FOOTSCRAY VIC 3012	\$430,000	06-May-24
6/7 GORDON STREET FOOTSCRAY VIC 3011	\$450,000	20-Feb-24
1/1 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$428,500	18-Jul-24

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: 05 August 2024



3/3 FIRST STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price **\$430,000** Sold Date **06-May-24**

Distance **0.6km**



6/7 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$450,000** Sold Date **20-Feb-24**

Distance **1.41km**



1/1 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

2 1 -

Sold Price ^{RS} **\$428,500** Sold Date **18-Jul-24**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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