

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

48 Ashley Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$935,000 Property Type House Suburb West Footscray

Period - From 01/04/2023 to 30/06/2023 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	47 Pitt St WEST FOOTSCRAY 3012	\$870,000	03/07/2023
2	157 Suffolk St WEST FOOTSCRAY 3012	\$868,000	21/06/2023
3	7 Brunswick St WEST FOOTSCRAY 3012	\$785,000	17/03/2023

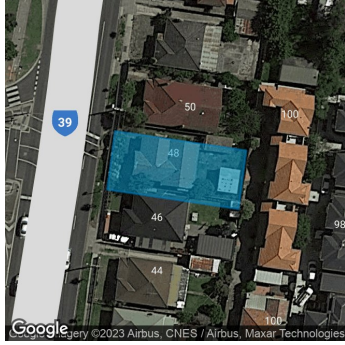
OR

~~**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: 27/09/2023 9:46AM

48 Ashley Street, West Footscray Vic 3012

Tony Gerace
03 9687 1344
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tonygerace@burnham.com.au



3 bedrooms - 1 bathroom - 1 car

Property Type:
Divorce/Estate/Family Transfers
Land Size: 413 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median House Price
June quarter 2023: \$935,000

Comparable Properties

47 Pitt St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$870,000
Method: Private Sale
Date: 03/07/2023
Property Type: House (Res)



157 Suffolk St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$868,000
Method: Sold Before Auction
Date: 21/06/2023
Property Type: House (Res)
Land Size: 262 sqm approx



7 Brunswick St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 bedrooms - 1 bathroom - 4 cars

Price: \$785,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 369 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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