

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

Brand New 2-Bedroom, 2-Bathroom, single car garage
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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,000

Property type

Other

Suburb

West Footscray

Period-from

01 Sep 2023

to

31 Aug 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

3/1 CLARENDON PARADE WEST FOOTSCRAY VIC 3012	\$750,000	01-Sep-23
4/1 CLARENDON PARADE WEST FOOTSCRAY VIC 3012	\$671,000	01-Jul-23
5/30 CLIVE STREET WEST FOOTSCRAY VIC 3012	\$745,000	29-Apr-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.~~

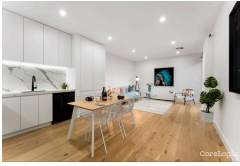
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3/1 CLARENDON PARADE WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price **\$750,000** Sold Date **01-Sep-23**

Distance **0.17km**



4/1 CLARENDON PARADE WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price **\$671,000** Sold Date **01-Jul-23**

Distance **0.17km**



5/30 CLIVE STREET WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price ^{RS} **\$745,000** Sold Date **29-Apr-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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