

# RT Edgar

## RT Edgar

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 107/110 ROBERTS STREET, WEST







**Indicative Selling Price** 

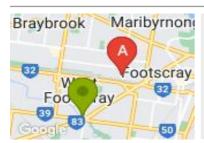
For the meaning of this price see consumer.vic.au/underquoting

**Single Price:** 

\$525,000

Provided by: Steve Sfindilis, RT Edgar - Northside

#### MEDIAN SALE PRICE



#### **WEST FOOTSCRAY, VIC, 3012**

**Suburb Median Sale Price (Unit)** 

\$480,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

#### COMPARABLE PROPERTIES

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.



#### 104/9 HEWITT AVE, FOOTSCRAY, VIC







Sale Price

\*\$531,000

Sale Date: 24/11/2023

Distance from Property: 1.6km





#### 116/9 HEWITT AVE, FOOTSCRAY, VIC







Sale Price

\$520,000

Sale Date: 20/09/2023

Distance from Property: 1.6km





214/110 ROBERTS ST, WEST FOOTSCRAY,







**Sale Price** 

\$530,000

Sale Date: 01/09/2023

Distance from Property: 1m



#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Prop	perty	offere	d for
------	-------	--------	-------

Address Including suburb and

107/110 ROBERTS STREET, WEST FOOTSCRAY, VIC 3012

#### Indicative selling price

				, , ,
For the meaning	of this	price	see consumer.vic.d	gov.au/underguoting

Single Price:	\$525,000
---------------	-----------

#### Median sale price

Median price	\$480,000	Property type	Unit	Suburb	WEST FOOTSCRAY
Period	01 January 2023 to 31 December 2023		Source	pricefinder	

#### Comparable property sales

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	Price	Date of sale
104/9 HEWITT AVE, FOOTSCRAY, VIC 3011	*\$531,000	24/11/2023
116/9 HEWITT AVE, FOOTSCRAY, VIC 3011	\$520,000	20/09/2023
214/110 ROBERTS ST, WEST FOOTSCRAY, VIC 3012	\$530,000	01/09/2023

This Statement of Information was prepared

24/01/2024

