

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

191 ESSEX 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

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$934,999

Property type

House

Suburb

West Footscray

Period-from

01 Aug 2022

to

31 Jul 2023

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

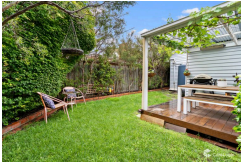
Date of sale

89 PITT STREET WEST FOOTSCRAY VIC 3012	\$1,050,000	24-Nov-22
3 WALDEN STREET WEST FOOTSCRAY VIC 3012	\$985,000	09-Mar-23
70 ASHLEY STREET WEST FOOTSCRAY VIC 3012	\$1,050,000	31-May-23

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: 21 August 2023

**89 PITT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$1,050,000** Sold Date **24-Nov-22**Distance **0.26km****3 WALDEN STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price ^{RS} **\$985,000** ^{UN} Sold Date **09-Mar-23**Distance **0.42km****70 ASHLEY STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price ^{RS} **\$1,050,000** Sold Date **31-May-23**Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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