

Statement of Information

Prepared on 3rd October 2023



2/2 Lae Street WEST FOOTSCRAY VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

2/2 LAE 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2022

to

30 Sep 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

4/1 CLARENDON PARADE WEST FOOTSCRAY VIC 3012	\$671,000	01-Jul-23
4/20 ANGLISS STREET YARRAVILLE VIC 3013	\$640,000	16-Sep-23
5/14 LAE STREET WEST FOOTSCRAY VIC 3012	\$535,000	02-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: 03 October 2023

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4/1 CLARENDON PARADE WEST FOOTSCRAY VIC 3012

2 2 1

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

Distance **0.54km**



4/20 ANGLISS STREET YARRAVILLE VIC 3013

2 1 1

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **16-Sep-23**

Distance **0.54km**



5/14 LAE STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price **\$535,000** Sold Date **02-May-23**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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