

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

3 Berthandra Court, West Footscray, Vic 3012

Indicative selling price

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

range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$925,000

Property type

House

Suburb

West Footscray

Period - From

01/03/2023

to

29/02/2024

Source



PropTrack

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
5 Coleman Court, Maidstone, VIC 3012	\$1,000,000	10/11/2023
1A Clarendon Parade, West Footscray, VIC 3012	\$1,015,000	15/11/2023
21 Wattle Street, West Footscray, VIC 3012	\$1,011,000	09/12/2023

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: 04/03/2024