

## 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

4/23 SOUDAN ROAD WEST FOOTSCRAY VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### 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

|   |           |           |
|---|-----------|-----------|
| 20/23 SOUDAN ROAD WEST FOOTSCRAY VIC 3012 | \$652,500 | 24-Mar-23 |
| 4/6 MARGOT STREET WEST FOOTSCRAY VIC 3012 | \$690,000 | 01-Aug-23 |
| 3/16 CHURCHILL AVENUE MAIDSTONE VIC 3012  | \$667,000 | 07-Jul-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: 08 August 2023

**20/23 SOUDAN ROAD WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$652,500** Sold Date **24-Mar-23**Distance **0.1km****4/6 MARGOT STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price <sup>RS</sup> **\$690,000** Sold Date **01-Aug-23**Distance **2km****3/16 CHURCHILL AVENUE  
MAIDSTONE VIC 3012**

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Sold Price <sup>RS</sup> **\$667,000** Sold Date **07-Jul-23**Distance **1.47km****RS** = Recent sale      **UN** = Undisclosed Sale

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