

## 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

4/8 MARGOT STREET 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jan 2023

to

31 Dec 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

18/24 DONGOLA ROAD WEST FOOTSCRAY VIC 3012	\$650,000	17-Dec-23
3/668 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$690,000	02-Dec-23
12-16 MARKET STREET WEST FOOTSCRAY VIC 3012	\$620,000	-

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 January 2024



**18/24 DONGOLA ROAD WEST  
FOOTSCRAY VIC 3012**

2 1 -

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **17-Dec-23**

Distance **1.94km**



**3/668 BARKLY STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **02-Dec-23**

Distance **1.37km**



**12-16 MARKET STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price

**\$620,000**

Sold Date **-**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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