

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 44a Roberts Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$730,000 Property Type Townhouse Suburb West Footscray

Period - From 27/02/2023 to 26/02/2024 Source REIV

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
1	3/1 Clarendon Pde WEST FOOTSCRAY 3012	\$750,000	29/08/2023
2	2/1 Leander St FOOTSCRAY 3011	\$720,000	06/12/2023
3	1/1 Adelaide St FOOTSCRAY 3011	\$710,000	10/11/2023

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: 27/02/2024 13:46



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Townhouse Price

27/02/2023 - 26/02/2024: \$730,000

Comparable Properties

3/1 Clarendon Pde WEST FOOTSCRAY 3012 (REI/VG) Agent Comments



Price: \$750,000

Method: Private Sale

Date: 29/08/2023

Property Type: Townhouse (Res)



2/1 Leander St FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$720,000

Method: Private Sale

Date: 06/12/2023

Property Type: Townhouse (Single)

Land Size: 107 sqm approx



1/1 Adelaide St FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$710,000

Method: Private Sale

Date: 10/11/2023

Property Type: Townhouse (Single)