

# 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 8/2 Clarendon Parade, 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)

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

### Median sale price

Median price \$707,000 Property Type Townhouse Suburb West Footscray

Period - From 20/06/2023 to 19/06/2024 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	1/258 Williamstown Rd YARRAVILLE 3013	\$720,000	16/05/2024
2	3/195 Buckley St SEDDON 3011	\$720,000	17/03/2024
3	4/2 Jepson St YARRAVILLE 3013	\$700,000	26/03/2024

**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: 20/06/2024 15:10

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Rooms: 3

Property Type:

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Townhouse Price

20/06/2023 - 19/06/2024: \$707,000

## Comparable Properties



1/258 Williamstown Rd YARRAVILLE 3013 (REI)

Agent Comments

2   1   1

Price: \$720,000

Method: Sold Before Auction

Date: 16/05/2024

Property Type: Townhouse (Res)



3/195 Buckley St SEDDON 3011 (VG)

Agent Comments

2   -   -

Price: \$720,000

Method: Sale

Date: 17/03/2024

Property Type: Flat/Unit/Apartment (Res)



4/2 Jepson St YARRAVILLE 3013 (REI/VG)

Agent Comments

2   2   1

Price: \$700,000

Method: Private Sale

Date: 26/03/2024

Property Type: Townhouse (Single)