

## 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

161 Suffolk 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

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

West Footscray

Period-from

01 Apr 2020

to

31 Mar 2021

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

|   |           |           |
|---|-----------|-----------|
| 673 Barkly Street West Footscray VIC 3012 | \$820,000 | 13-Nov-20 |
| 9 Dongola Road West Footscray VIC 3012    | \$870,000 | 27-Oct-20 |
| 16 Robbs Road West Footscray VIC 3012     | \$880,000 | 12-Nov-20 |

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: 09 April 2021

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**673 Barkly Street West Footscray VIC 3012**

3 1 2

Sold Price

**\$820,000**

Sold Date

**13-Nov-20**

Distance

**0.87km**



**9 Dongola Road West Footscray VIC 3012**

3 2 2

Sold Price

**\$870,000**

Sold Date

**27-Oct-20**

Distance

**1.48km**



**16 Robbs Road West Footscray VIC 3012**

3 1 1

Sold Price

**\$880,000**

Sold Date

**12-Nov-20**

Distance

**1.96km**

RS = Recent sale

UN = Undisclosed Sale

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