

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Mar 2023

to

29 Feb 2024

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
4/23 SOUDAN ROAD WEST FOOTSCRAY VIC 3012	\$625,000	25-Oct-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: 05 March 2024



18/24 DONGOLA ROAD WEST FOOTSCRAY VIC 3012

3 1 -

Sold Price

\$650,000

Sold Date

17-Dec-23

Distance

1.94km



3/668 BARKLY STREET WEST FOOTSCRAY VIC 3012

3 - -

Sold Price

^{RS} **\$690,000**

Sold Date

02-Dec-23

Distance

1.37km



4/23 SOUDAN ROAD WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

\$625,000

Sold Date

25-Oct-23

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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