

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

2/7 Clarendon Parade 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

\$725,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/66 Roberts Street West Footscray VIC 3012	\$779,000	21-Mar-20
3/12 Kingsville Street Kingsville VIC 3012	\$755,000	29-Feb-20
130B Essex Street West Footscray VIC 3012	\$719,000	28-Mar-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 July 2020

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**2/66 Roberts Street West
Footscray VIC 3012**

 2  2  1

Sold Price **\$779,000** Sold Date **21-Mar-20**

Distance **0.1km**



**3/12 Kingsville Street Kingsville VIC
3012**

 3  2  2

Sold Price **\$755,000** Sold Date **29-Feb-20**

Distance **0.79km**



**130B Essex Street West Footscray
VIC 3012**

 3  2  1

Sold Price **\$719,000** Sold Date **28-Mar-20**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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