

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	17 Waratah St WEST FOOTSCRAY 3012	\$1,110,000	08/06/2019
2	53 Hick St SPOTSWOOD 3015	\$950,000	24/06/2019
3	5 Waratah St WEST FOOTSCRAY 3012	\$849,000	16/04/2019

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.~~

Leigh Chant
 93816500
 0418100082
 leigh@rendina.com.au

Indicative Selling Price
 \$1,220,000
Median House Price
 June quarter 2019: \$910,000



Rooms:
Property Type:
 Agent Comments

OFFERS \$1,220,000 ON 6TH JULY 2018 DECLINED OFFERS \$1,020,000 ON 6TH JUNE 2019 DECLINED OFFER \$1,080,000 ON 24th JUNE VERBAL DECLINED [DEVELOPER SAID THE LOCAL AGENTS SAID WHEN FINISHED TOWNHOUSES ARE ON WORTH \$1,150,000 MAX.] OFFER \$1,180,000 2/8/19 OFFER DECLINED

Comparable Properties



17 Waratah St WEST FOOTSCRAY 3012 (VG) [Agent Comments](#)



Price: \$1,110,000
Method: Sale
Date: 08/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 928 sqm approx



53 Hick St SPOTSWOOD 3015 (REI) [Agent Comments](#)



Price: \$950,000
Method: Private Sale
Date: 24/06/2019
Rooms: 4
Property Type: House
Land Size: 681 sqm approx



5 Waratah St WEST FOOTSCRAY 3012 (REI) [Agent Comments](#)



Price: \$849,000
Method: Private Sale
Date: 16/04/2019
Rooms: -
Property Type: House
Land Size: 735 sqm approx