

## 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

1/92 Roberts 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

\$610,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Other

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

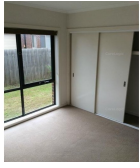
Date of sale

2/8 Hampton Parade West Footscray VIC 3012	\$635,000	11-Mar-20
11A Bizana Street West Footscray VIC 3012	\$630,500	08-Feb-20
5/84 Stanhope Street West Footscray VIC 3012	\$623,000	11-May-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: 31 July 2020



## 2/8 Hampton Parade West Footscray VIC 3012

2 2 1

Sold Price **\$635,000** Sold Date **11-Mar-20**

Distance **0.29km**



## 11A Bizana Street West Footscray VIC 3012

- 2 1

Sold Price **\$630,500** Sold Date **08-Feb-20**

Distance **0.86km**



## 5/84 Stanhope Street West Footscray VIC 3012

2 2 1

Sold Price <sup>RS</sup> **\$623,000** Sold Date **11-May-20**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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