

STATEMENT OF INFORMATION

13 PARK AVENUE, WEST FOOTSCRAY, VIC 3012

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Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 PARK AVENUE, WEST FOOTSCRAY,

3 2 2

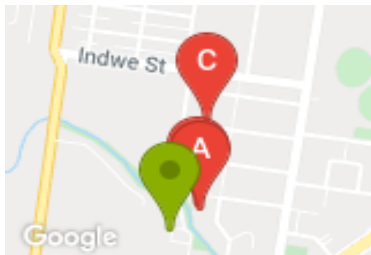
Indicative Selling Price

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

Price Range: \$730,000 to \$750,000

Provided by: Jim Christou, Harcourts Footscray

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (House)

\$807,500

01 July 2019 to 30 September 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/31 BEAUMONT PDE, WEST FOOTSCRAY, VIC

3 2 2

Sale Price

\$713,000

Sale Date: 12/08/2019

Distance from Property: 124m



2/31 BEAUMONT PDE, WEST FOOTSCRAY, VIC

3 2 2

Sale Price

\$753,500

Sale Date: 23/07/2019

Distance from Property: 127m



1/30 CLARENDON PDE, WEST FOOTSCRAY,

3 2 2

Sale Price

\$712,000

Sale Date: 16/02/2019

Distance from Property: 414m



This report has been compiled on 21/11/2019 by Harcourts Footscray. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

13 PARK AVENUE, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Price Range: \$730,000 to \$750,000

Median sale price

Median price \$807,500

Property type

House

Suburb

WEST FOOTSCRAY

Period 01 July 2019 to 30 September 2019

Source

 pricfinder

Comparable property sales

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

3/31 BEAUMONT PDE, WEST FOOTSCRAY, VIC 3012	\$713,000	12/08/2019
2/31 BEAUMONT PDE, WEST FOOTSCRAY, VIC 3012	\$753,500	23/07/2019
1/30 CLARENDON PDE, WEST FOOTSCRAY, VIC 3012	\$712,000	16/02/2019

This Statement of Information was prepared

21/11/2019