

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

26 Lae 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$794,000

Property type

House

Suburb

West Footscray

Period-from

01 Dec 2018

to

30 Nov 2019

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

3/31 Beaumont Parade West Footscray VIC 3012	\$713,000	12-Aug-19
2B Bishop Street Kingsville VIC 3012	\$730,000	21-Aug-19
60 Adeney Street Yarraville VIC 3013	\$729,000	30-Nov-19

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.~~

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Doris Garofalo
P 0396878388
M 0425211818
E DGarofalo@hodges.com.au



**3/31 Beaumont Parade West
Footscray VIC 3012**

3 2 1

Sold Price **\$713,000** Sold Date **12-Aug-19**

Distance **0.12km**



**2B Bishop Street Kingsville VIC
3012**

2 2 1

Sold Price **\$730,000** Sold Date **21-Aug-19**

Distance **0.78km**



**60 Adeney Street Yarraville VIC
3013**

3 2 2

Sold Price ^{RS} **\$729,000** Sold Date **30-Nov-19**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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