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<br>Including suburb and postcode | 5 Acacia Court, West Footscray Vic 3012 |

## Indicative selling price

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

Range between $700,000 & $750,000

## Median sale price

Median price $600,000 Property Type Unit Suburb West Footscray

Period - From 03/06/2020 to 02/06/2021 Source REIV

## 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 | 4/84 Summerhill Rd WEST FOOTSCRAY 3012 | $740,000 | 22/02/2021 |
| 2 | 20/24 Dongola Rd WEST FOOTSCRAY 3012 | $720,000 | 20/02/2021 |
| 3 | 22/296-298 Somerville Rd KINGSVILLE 3012 | $750,000 | 12/02/2021 |

**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.~~

This Statement of Information was prepared on: 03/06/2021 13:45