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	17 Rondell Avenue, West Footscray Vic 3012

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $682,500 Property Type Unit Suburb West Footscray

Period - From 01/10/2021 to 31/12/2021 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	3/30 Clive St WEST FOOTSCRAY 3012	$750,000	16/11/2021
2	1/30 Fontein St WEST FOOTSCRAY 3012	$710,000	09/10/2021
3	2/36 Stanhope St WEST FOOTSCRAY 3012	$680,000	17/11/2021

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: 21/01/2022 16:59

JAS STEPHENS



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
December quarter 2021: $682,500

Comparable Properties

3/30 Clive St WEST FOOTSCRAY 3012 (REI/VG)

2 2 1

Price: $750,000
Method: Sold Before Auction
Date: 16/11/2021
Rooms: 2
Property Type: Townhouse (Res)

Agent Comments



1/30 Fontein St WEST FOOTSCRAY 3012 (REI/VG)

2 1 2

Price: $710,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)

Agent Comments



2/36 Stanhope St WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 17/11/2021
Property Type: Unit

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

REIV THE DIFFERENCE | propertydata.com.au

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