

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

5 Clarke Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$940,000 Property Type House Suburb West Footscray

Period - From 01/07/2020 to 30/09/2020 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	35 Clive St WEST FOOTSCRAY 3012	\$1,175,000	29/05/2020
2	22 Church St WEST FOOTSCRAY 3012	\$1,100,000	28/10/2020
3	2 Clarke St WEST FOOTSCRAY 3012	\$940,000	20/07/2020

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:

18/11/2020 14:17



3 1 2

Property Type: House
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2020: \$940,000

Comparable Properties



35 Clive St WEST FOOTSCRAY 3012 (VG)

Agent Comments

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Price: \$1,175,000
Method: Sale
Date: 29/05/2020
Property Type: House (Res)
Land Size: 526 sqm approx

22 Church St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 2 1

Price: \$1,100,000
Method: Auction Sale
Date: 28/10/2020
Property Type: House (Res)
Land Size: 388 sqm approx



2 Clarke St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 1 1

Price: \$940,000
Method: Private Sale
Date: 20/07/2020
Rooms: 4
Property Type: House
Land Size: 293 sqm approx