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	16 Pitt Street, West Footscray Vic 3012

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $874,000 Property Type House Suburb West Footscray

Period - From 01/01/2020 to 31/03/2020 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	21 Suffolk St WEST FOOTSCRAY 3012	$1,112,000	06/05/2020
2	4 Nesnah St WEST FOOTSCRAY 3012	$1,102,000	29/02/2020
3	50 Blandford St WEST FOOTSCRAY 3012	$1,000,000	14/03/2020

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: 27/06/2020 13:48

JAS STEPHENS



3 -

Property Type: House
Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
March quarter 2020: $874,000

Comparable Properties



21 Suffolk St WEST FOOTSCRAY 3012 (REI)

3 1 1

Price: $1,112,000
Method: Private Sale
Date: 06/05/2020
Property Type: House (Res)
Land Size: 371 sqm approx

Agent Comments



4 Nesnah St WEST FOOTSCRAY 3012 (REI/VG)

4 1 1

Price: $1,102,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 381 sqm approx

Agent Comments

50 Blandford St WEST FOOTSCRAY 3012 (REI)

3 1 3

Price: $1,000,000
Method: Auction Sale
Date: 14/03/2020
Property Type: House (Res)

Agent Comments

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

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.