

## 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

22 Clarendon Parade, West Footscray Vic 3012

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,091,000 & \$1,200,100

#### Median sale price

Median price \$930,000 House ☒ Unit ☐ Suburb West Footscray

Period - From 01/04/2017 to 30/06/2017 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	61 Clive St WEST FOOTSCRAY 3012	\$1,435,000	06/05/2017
2	15 Rupert St WEST FOOTSCRAY 3012	\$1,325,000	08/04/2017
3	81 Clive St WEST FOOTSCRAY 3012	\$1,260,000	28/02/2017

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.~~



## 22 Clarendon Parade, West Footscray Vic 3012



6 3 2

### Rooms:

**Property Type:** House (Res)

**Land Size:** 554 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,091,000 - \$1,200,100  
**Median House Price**  
June quarter 2017: \$930,000

## Comparable Properties



61 Clive St WEST FOOTSCRAY 3012 (REI)

Agent Comments

4 2 2

**Price:** \$1,435,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 523 sqm approx



15 Rupert St WEST FOOTSCRAY 3012  
(REI/VG)

Agent Comments

4 2 4

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 525 sqm approx



81 Clive St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

5 4 2

**Price:** \$1,260,000

**Method:** Sold Before Auction

**Date:** 28/02/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 552 sqm approx

