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	22 Clarendon Parade, West Footscray Vic 3012
postcode	

Indicative selling price

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

Range between	\$1,091,000	&	\$1,200,100]
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Median sale price

Median price	\$930,000	Нои	ise X	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.

Ad	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.









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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 guarter 2017: \$930,000

Comparable Properties



61 Clive St WEST FOOTSCRAY 3012 (REI)

Price: \$1,435,000 Method: Auction Sale Date: 06/05/2017

Rooms: 6

Property Type: House (Res) Land Size: 523 sqm approx Agent Comments



15 Rupert St WEST FOOTSCRAY 3012

(REI/VG)



Price: \$1,325,000 Method: Auction Sale Date: 08/04/2017

Rooms: 6

Property Type: House (Res) Land Size: 525 sqm approx Agent Comments



81 Clive St WEST FOOTSCRAY 3012 (REI/VG) Agent Comments



Price: \$1,260,000

Method: Sold Before Auction

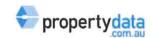
Date: 28/02/2017

Rooms: 9

Property Type: House (Res) Land Size: 552 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





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