

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

19/22 Blandford Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$320,000

&

\$352,000

Median sale price

Median price \$352,500

House

Unit

X

Suburb

West Footscray

Period - From 01/10/2017

to

31/12/2017

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	6/12 Carmichael St WEST FOOTSCRAY 3012	\$355,000	09/12/2017
2	20/20-22 Blandford St WEST FOOTSCRAY 3012	\$322,000	01/07/2017
3	2/101 Summerhill Rd FOOTSCRAY 3011	\$320,000	30/06/2017

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.

19/22 Blandford Street, West Footscray Vic 3012

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Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$320,000 - \$352,000
Median Unit Price
December quarter 2017: \$352,500

Comparable Properties



6/12 Carmichael St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$355,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: Apartment



20/20-22 Blandford St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$322,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: Apartment

2/101 Summerhill Rd FOOTSCRAY 3011 (REI) **Agent Comments**

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Price: \$320,000
Method: Private Sale
Date: 30/06/2017
Rooms: -
Property Type: Apartment