

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 14/13 Ormond Road, West Footscray Vic 3012

Indicative selling price

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

Range between \$210,000 & \$230,000

Median sale price

Median price \$494,000 House Unit X Suburb West Footscray

Period - From 01/07/2017 to 30/06/2018 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	4/13 Ormond Rd WEST FOOTSCRAY 3012	\$225,000	12/05/2018
2	12/1-2 Hatfield Ct WEST FOOTSCRAY 3012	\$225,000	06/04/2018
3	16/1 Hatfield Ct WEST FOOTSCRAY 3012	\$210,000	11/04/2018

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.



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Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$210,000 - \$230,000
Median Unit Price
 Year ending June 2018: \$494,000

Comparable Properties



4/13 Ormond Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

1 1 1

Ground floor apartment in the same block

Price: \$225,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Apartment

12/1-2 Hatfield Ct WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

1 1 1

1 bedroom unit in a less desirable location

Price: \$225,000
Method: Sold Before Auction
Date: 06/04/2018
Rooms: 2
Property Type: Apartment

16/1 Hatfield Ct WEST FOOTSCRAY 3012 (VG)

Agent Comments

1 - -

1 bedroom apartment in a less desirable location

Price: \$210,000
Method: Sale
Date: 11/04/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)