

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

6/5 WATTLE STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

6/104 CROSS STREET WEST FOOTSCRAY VIC 3012	\$370,000	08-May-23
301/30 ASHLEY STREET WEST FOOTSCRAY VIC 3012	\$395,000	11-Jul-23
4/10 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$360,000	12-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 05 August 2023



**6/104 CROSS STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$370,000** Sold Date **08-May-23**

Distance **0.83km**



**301/30 ASHLEY STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price ^{RS} **\$395,000** Sold Date **11-Jul-23**

Distance **1.48km**



**4/10 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price ^{RS} **\$360,000** Sold Date **12-Jul-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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