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 Waiora Parade, West Footscray Vic 3012

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$840,000		&		\$870,000			
Median sale p	rice							
Median price	\$944,000	Pro	operty Type	Hou	se		Suburb	West Footscray
Period - From	01/10/2019	to	31/12/2019		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	1A Nesnah St, West Footscray, Vic 3012, Australia	\$865,000	17/02/2020
2	14 Dudley St FOOTSCRAY 3011	\$895,000	14/03/2020
3	80 Coronation St KINGSVILLE 3012	\$890,000	24/03/2020

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.

This Statement of Information was prepared on:

26/03/2020 16:12



19 Waiora Parade, West Footscray Vic 3012

hockingstuart





Rooms: 4 Property Type: House Land Size: 348 sqm approx Agent Comments

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> **Indicative Selling Price** \$840,000 - \$870,000 **Median House Price** December guarter 2019: \$944,000

Renovated 3 bedroom home, with off-street parking and established gardens.

Comparable Properties

1A Nesnah St, West Footscray, Vic 3012, Australia (REI) 2 im - i 1	Agent Comments Similar area Smaller land size Smaller property (2 bedroom) Less renovated internally				
Price: \$865,000 Method: Date: 17/02/2020 Property Type: House					
14 Dudley St FOOTSCRAY 3011 (REI)	Agent Comments				
1 – 1 – 3 – 4 – 4 – 4 – 4 – 4 – 4 – 4 – 4 – 4	Footscray address (higher sale price area) —— Subdivided block, but smaller again. Less renovated No off-street parking				
Price: \$895,000 Method: Auction Sale					
Date: 14/03/2020					
Property Type: House (Res)					



Land Size: 261 sqm approx

80 Coronation St KINGSVILLE 3012 (REI)



Price: \$890,000 Method: Sold Before Auction Date: 24/03/2020 Property Type: House

Agent Comments

Kingsville address (slightly higher sale price area) Smaller land, but bigger back yard Less renovated

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.