

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 consumer.vic.gov.au/underquoting

Range between \$840,000 & \$870,000

Median sale price

Median price \$944,000 Property Type House Suburb West Footscray

Period - From 01/10/2019 to 31/12/2019 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	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:

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Indicative Selling Price

\$840,000 - \$870,000

Median House Price

December quarter 2019: \$944,000



 3  1  2

Rooms: 4

Property Type: House

Land Size: 348 sqm approx

Agent Comments

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

Comparable Properties

1A Nesnah St, West Footscray, Vic 3012, Australia (REI)

 2  -  1

Price: \$865,000

Method:

Date: 17/02/2020

Property Type: House

Agent Comments

Similar area Smaller land size Smaller property (2 bedroom) Less renovated internally



14 Dudley St FOOTSCRAY 3011 (REI)

 3  1  -

Price: \$895,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 261 sqm approx

Agent Comments

Footscray address (higher sale price area) Subdivided block, but smaller again. Less renovated No off-street parking



80 Coronation St KINGSVILLE 3012 (REI)

 3  1  1

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