

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

22 Gwelo Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$820,000

&

\$900,000

Median sale price

Median price

\$931,000

Property Type

House

Suburb

West Footscray

Period - From

18/09/2020

to

17/09/2021

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	1 Fontein St WEST FOOTSCRAY 3012	\$820,000	24/04/2021
2	13 Sredna St WEST FOOTSCRAY 3012	\$805,000	05/07/2021
3	12 Sredna St WEST FOOTSCRAY 3012	\$770,000	03/06/2021

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:

18/09/2021 16:53

22 Gwelo Street, West Footscray Vic 3012

Tony Gerace
03 9687 1344
0411 121701
tonygerace@burnham.com.au



Property Type:
Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median House Price

18/09/2020 - 17/09/2021: \$931,000

Comparable Properties

1 Fontein St WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 464 sqm approx



13 Sredna St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$805,000

Method: Sold Before Auction

Date: 05/07/2021

Property Type: House (Res)

Land Size: 530 sqm approx



12 Sredna St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 03/06/2021

Property Type: House

Land Size: 526 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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