

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

46 Indwe 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

West Footscray

Period-from

01 Oct 2018

to

30 Sep 2019

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

20 Indwe Street West Footscray VIC 3012	\$720,000	01-May-19
19 Gwelo Street West Footscray VIC 3012	\$760,000	07-Aug-19
17 Hampton Parade West Footscray VIC 3012	\$749,999	13-May-19

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.~~

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**20 Indwe Street West Footscray
VIC 3012**

3 1 2

Sold Price **\$720,000** Sold Date **01-May-19**

Distance **0.18km**



**19 Gwelo Street West Footscray
VIC 3012**

2 1 1

Sold Price **\$760,000** Sold Date **07-Aug-19**

Distance **0.22km**



**17 Hampton Parade West Footscray
VIC 3012**

3 1 1

Sold Price **\$749,999** Sold Date **13-May-19**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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