

# 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

1/32 Indwe Street, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$782,500

Property Type

House

Suburb

West Footscray

Period - From

01/01/2019

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	3/12 Kingsville St KINGSVILLE 3012	\$755,000	29/02/2020
2	4/49 Bishop St KINGSVILLE 3012	\$755,000	07/12/2019
3	2/9 Indwe St WEST FOOTSCRAY 3012	\$735,000	29/02/2020

**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:

10/03/2020 13:51



3 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

Year ending December 2019: \$782,500

## Comparable Properties



**3/12 Kingsville St KINGSVILLE 3012 (REI)**

Agent Comments

3 2 2

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Townhouse (Res)



**4/49 Bishop St KINGSVILLE 3012 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** Townhouse (Res)

**Land Size:** 695 sqm approx



**2/9 Indwe St WEST FOOTSCRAY 3012 (REI)**

Agent Comments

3 1 2

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Unit