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										
Range betweer	\$700,000		&		\$750,000					
Median sale p										
Median price	\$782,500	Pro	operty Type	Hou	ISE		Suburb	West Footscray		
Period - From	01/01/2019	to	31/12/2019)	So	urce	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	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



JAS STEPHENS





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)



Price: \$755,000 Method: Auction Sale Date: 29/02/2020 Property Type: Townhouse (Res)



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

Agent Comments

Agent Comments



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



Price: \$735,000 Method: Auction Sale Date: 29/02/2020 Property Type: Unit

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



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.