

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 10 Waiora Parade, West Footscray Vic 3012

Indicative selling price

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

Range between \$910,000 & \$930,000

Median sale price

Median price \$969,000 House X Unit Suburb West Footscray

Period - From 01/04/2018 to 30/06/2018 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	19 Gamon St SEDDON 3011	\$900,000	07/02/2018
2	242 Essex St WEST FOOTSCRAY 3012	\$881,750	23/01/2018
3	17 Dudley St FOOTSCRAY 3011	\$880,000	13/07/2018

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.



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Rooms:
Property Type: House (Res)
Land Size: 807 sqm approx
Agent Comments

Indicative Selling Price
\$910,000 - \$930,000
Median House Price
June quarter 2018: \$969,000

10 Waiora has had significant improvements and renovations.

Comparable Properties



19 Gamon St SEDDON 3011 (REI/VG)

Agent Comments

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Price: \$900,000
Method: Private Sale
Date: 07/02/2018
Rooms: 5
Property Type: House
Land Size: 250 sqm approx



242 Essex St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

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Price: \$881,750
Method: Private Sale
Date: 23/01/2018
Rooms: 5
Property Type: House (Res)
Land Size: 463 sqm approx



17 Dudley St FOOTSCRAY 3011 (REI)

Agent Comments

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Price: \$880,000
Method: Sold Before Auction
Date: 13/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 192 sqm approx