

## 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

2 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 \$650,000

&

\$700,000

#### Median sale price

Median price \$930,000

House

X

Unit

Suburb West Footscray

Period - From 01/04/2017

to 30/06/2017

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 Wallace St MAIDSTONE 3012	\$735,000	26/08/2017
2	51 Roberts St WEST FOOTSCRAY 3012	\$715,000	23/05/2017
3	125 Sunshine Rd WEST FOOTSCRAY 3012	\$705,000	16/07/2017

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.~~



 3  1  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 465 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

June quarter 2017: \$930,000

## Comparable Properties



**3 Wallace St MAIDSTONE 3012 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



**51 Roberts St WEST FOOTSCRAY 3012 (REI/VG)**

**Agent Comments**

 2  1  -

**Price:** \$715,000

**Method:** Private Sale

**Date:** 23/05/2017

**Rooms:** 3

**Property Type:** House

**Land Size:** 315 sqm approx

**125 Sunshine Rd WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 16/07/2017

**Rooms:** -

**Property Type:** House (Res)