

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

24 Indwe Street, West Footscray Vic 3012

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$572,500

Property Type Unit

Suburb West Footscray

Period - From 01/04/2022

to 30/06/2022

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	4/17 Holland Ct MAIDSTONE 3012	\$620,000	18/08/2022
2	4/108 Ashley St MAIDSTONE 3012	\$600,000	20/06/2022
3	3/14 Lae St WEST FOOTSCRAY 3012	\$580,000	09/04/2022

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:

04/10/2022 11:50



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4/17 Holland Ct MAIDSTONE 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 18/08/2022

Property Type: Townhouse (Res)

4/108 Ashley St MAIDSTONE 3012 (VG)

Agent Comments

2 - -

Price: \$600,000

Method: Sale

Date: 20/06/2022

Property Type: Flat/Unit/Apartment (Res)



3/14 Lae St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 - -

Price: \$580,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Townhouse (Res)