Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	1/34 Waiora Parade, West Footscray Vic 3012

Indicative selling price

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

Range between \$350,000	&	\$385,000
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Median sale price

Median price	\$394,000	Pro	perty Type	Jnit		Suburb	West Footscray
Period - From	09/01/2023	to	08/01/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	11/135 Essex St WEST FOOTSCRAY 3012	\$380,000	01/09/2023
2	104/64 Cross St FOOTSCRAY 3011	\$355,500	13/10/2023
3	2/34 Waiora Pde WEST FOOTSCRAY 3012	\$350,000	03/10/2023

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:	09/01/2024 09:38



Date of sale



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Indicative Selling Price \$350,000 - \$385,000 **Median Unit Price** 09/01/2023 - 08/01/2024: \$394,000





Rooms: 2

Property Type: Villa **Agent Comments**

Comparable Properties

11/135 Essex St WEST FOOTSCRAY 3012 (VG) Agent Comments

Price: \$380,000 Method: Sale Date: 01/09/2023

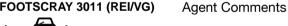
Property Type: Flat/Unit/Apartment (Res)



104/64 Cross St FOOTSCRAY 3011 (REI/VG)

Price: \$355,500 Method: Private Sale Date: 13/10/2023

Property Type: Apartment





2/34 Waiora Pde WEST FOOTSCRAY 3012

(REI)

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Price: \$350.000 Method: Private Sale Date: 03/10/2023 Property Type: Unit

Agent Comments

Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



