

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

1/34 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

Median sale price

Median price \$394,000 Property Type Unit 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	Price	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.~~

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Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

09/01/2023 - 08/01/2024: \$394,000



1 bed 1 bath 0 car

Rooms: 2

Property Type: Villa

Agent Comments

Comparable Properties

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

1 bed 1 bath 0 car

Price: \$380,000

Method: Sale

Date: 01/09/2023

Property Type: Flat/Unit/Apartment (Res)



104/64 Cross St FOOTSCRAY 3011 (REI/VG) **Agent Comments**

1 bed 1 bath 1 car

Price: \$355,500

Method: Private Sale

Date: 13/10/2023

Property Type: Apartment



2/34 Waiora Pde WEST FOOTSCRAY 3012 (REI) **Agent Comments**

1 bed 1 bath 1 car

Price: \$350,000

Method: Private Sale

Date: 03/10/2023

Property Type: Unit

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