

## 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

1/39 Wattle 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$739,000

&

\$812,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### 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 6 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

3 Highbury Street West Footscray VIC 3012	\$755,000	14-Oct-20
38A Dongola Road West Footscray VIC 3012	\$782,500	27-Oct-20
3/99 Gamon Street Yarraville VIC 3013	\$805,000	19-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 30 October 2020

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**3 Highbury Street West Footscray VIC 3012**

3 2 2

Sold Price

<sup>RS</sup> **\$755,000**

Sold Date

**14-Oct-20**

Distance

**0.38km**



**38A Dongola Road West Footscray VIC 3012**

2 2 1

Sold Price

<sup>RS</sup> **\$782,500**

Sold Date

**27-Oct-20**

Distance

**1.56km**



**3/99 Gamon Street Yarraville VIC 3013**

2 2 2

Sold Price

**\$805,000**

Sold Date

**19-Jun-20**

Distance

**1.76km**

RS = Recent sale

UN = Undisclosed Sale

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