

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

4/8 WARATAH STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2022

to

30 Apr 2023

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

6/24 DONGOLA ROAD WEST FOOTSCRAY VIC 3012	\$710,000	16-Nov-22
4 PARK AVENUE WEST FOOTSCRAY VIC 3012	\$705,000	25-Dec-22
4/19 MARSH STREET MAIDSTONE VIC 3012	\$720,000	22-Mar-23

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: 18 May 2023



6/24 DONGOLA ROAD WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

\$710,000

Sold Date **16-Nov-22**

Distance **2.24km**



4 PARK AVENUE WEST FOOTSCRAY VIC 3012

3 2 2

Sold Price

\$705,000

Sold Date **25-Dec-22**

Distance **0.1km**



4/19 MARSH STREET MAIDSTONE VIC 3012

2 2 2

Sold Price

^{RS} **\$720,000**

Sold Date **22-Mar-23**

Distance **3.33km**

RS = Recent sale

UN = Undisclosed Sale

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