

## 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

3/34 WAIORA PARADE 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Sep 2022

to

31 Aug 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

303/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$450,000	15-May-23
304/699B BARKLY STREET WEST FOOTSCRAY VIC 3012	\$410,000	09-Aug-23
10/630 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$440,000	26-Aug-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: 11 September 2023



**303/110 ROBERTS STREET WEST  
FOOTSCRAY VIC 3012**

 2  2  1

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**15-May-23**

Distance

**0.71km**



**304/699B BARKLY STREET WEST  
FOOTSCRAY VIC 3012**

 2  2  1

Sold Price

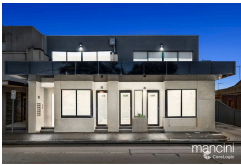
<sup>RS</sup> **\$410,000**

Sold Date

**09-Aug-23**

Distance

**0.79km**



**10/630 BARKLY STREET WEST  
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date

**26-Aug-23**

Distance

**0.97km**

RS = Recent sale

UN = Undisclosed Sale

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