

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 52 Wellington Street, West Footscray Vic 3012

Indicative selling price

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

Single price \$900,000

Median sale price

Median price \$917,500 Property Type House Suburb West Footscray

Period - From 17/05/2020 to 16/05/2021 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	69 Mitchell St MARIBYRNONG 3032	\$942,000	18/04/2021
2	13 Coleman Ct MAIDSTONE 3012	\$900,000	30/04/2021
3	51 South Rd BRAYBROOK 3019	\$850,000	24/04/2021

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: 17/05/2021 15:30