

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode Units 1 & 2 / 80 Wellington Street, West Footscray

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
UNIT 1: 2 bedroom, 2 bathroom unit with car space, conventional floorplan/living space	\$649,000	\$* N/A	\$ N/A
UNIT 2: 2 bedroom, 2 bathroom unit with single car garage, reverse living	\$599,000	\$* N/A	\$ N/A

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$353,500	Suburb	West Footscray
Period - From	1/10/2016	To	31/12/2016
Source	Real Estate Institute of Victoria		

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1 3/80 Wellington Street, West Footscray	\$575,000	13/01/2017
2 2/48 Inkerman Street, Maidstone	\$600,000	15/10/2016
3 3/1A Stonemark Court, West Footscray	\$616,000	24/09/2016

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