

# Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address 58 Gwelo St, 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 \$\* 810,000 & \$ 885,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$ 885,000 \*House ☒ \*Unit ☐ Suburb West Footscray

Period - From 9.3.2018 to 9.9.2018 Source Property Data

## 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 30 Gwelo St, West Footscray Vic 3012(459m2)	\$ 930,000	9.5.2018
2 52 Gwelo St, W Footscray Vic 3012(464m2)	\$ 882,000	5.5.2018
3 5 Indwe St, W Footscray Vic 3012(524m2)	\$ 866,667	12.4.2018

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.

SEDDON

94 Charles Street  
9689 9000

FOOTSCRAY

273 Barkly Street  
9687 1344

DEER PARK

93 Station Road  
9363 6333