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

1B Alma Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$880,000		&		\$960,000					
Median sale p	rice									
Median price	\$915,000	Pro	operty Type	Hou	ise		Suburb	West Footscray		
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	26b Showers St BRAYBROOK 3019	\$905,000	17/12/2024
2	31 Adori St MARIBYRNONG 3032	\$900,000	09/12/2024
3	8 Warleigh Rd WEST FOOTSCRAY 3012	\$952,000	29/11/2024

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:

03/03/2025 13:39



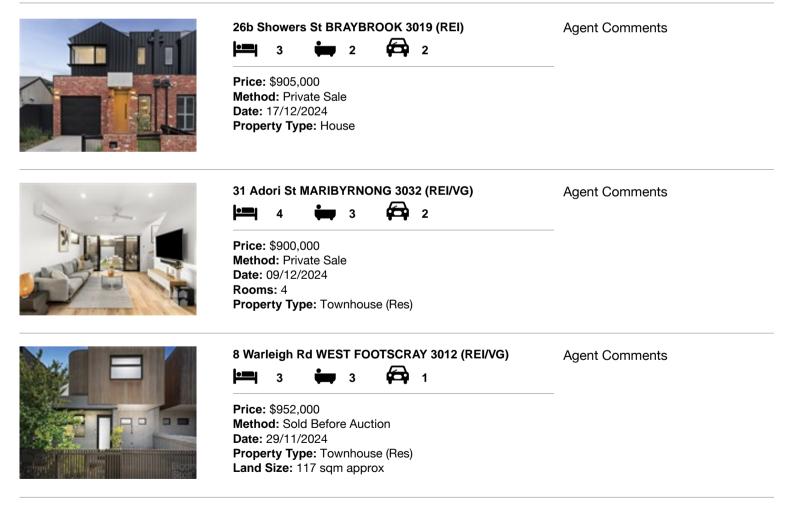






Property Type: Agent Comments Indicative Selling Price \$880,000 - \$960,000 Median House Price December quarter 2024: \$915,000

Comparable Properties



Account - Jas Stephens - Yarraville | P: 03 93169000



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