

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 between \$880,000 & \$960,000

Median sale price

Median price \$915,000 Property Type House Suburb West Footscray

Period - From 01/10/2024 to 31/12/2024 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	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



26b Showers St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 17/12/2024
Property Type: House



31 Adori St MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 09/12/2024
Rooms: 4
Property Type: Townhouse (Res)



8 Warleigh Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$952,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: Townhouse (Res)
Land Size: 117 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000