

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

1 Dempster Street, West Footscray Vic 3012

Indicative selling price

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

Price range

\$800,000

&

\$865,000

Median sale price

Median price

\$1,053,250

Property Type

House

Suburb

West Footscray

Period - From

14/04/2021

to

13/04/2022

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	32 Sredna St WEST FOOTSCRAY 3012	\$977,250	28/10/2021
2	35 Sredna St WEST FOOTSCRAY 3012	\$971,000	31/10/2021
3	20 Ashley St WEST FOOTSCRAY 3012	\$925,000	18/03/2022

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:

14/04/2022 18:49

1 Dempster Street, West Footscray Vic 3012

Tony Gerace

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5 2 2

Property Type: House

Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$865,000

Median House Price

14/04/2021 - 13/04/2022: \$1,053,250

Comparable Properties

32 Sredna St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 2 2

Price: \$977,250

Method: Auction Sale

Date: 28/10/2021

Property Type: House (Res)

Land Size: 550 sqm approx



35 Sredna St WEST FOOTSCRAY 3012 (VG)

Agent Comments

2 - -

Price: \$971,000

Method: Sale

Date: 31/10/2021

Property Type: House (Res)

Land Size: 529 sqm approx



20 Ashley St WEST FOOTSCRAY 3012 (REI)

Agent Comments

4 1 3

Price: \$925,000

Method: Private Sale

Date: 18/03/2022

Property Type: House

Land Size: 454 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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