Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 87 Alma Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,090,000		&		\$1,199,000			
Median sale price								
Median price	\$940,000	Pro	Property Type Hous		se		Suburb	West Footscray
Period - From	30/01/2024	to	29/01/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	82 Stanhope St WEST FOOTSCRAY 3012	\$1,390,000	06/11/2024
2	85 Alma St WEST FOOTSCRAY 3012	\$1,300,000	21/09/2024
3	31 Devonshire St WEST FOOTSCRAY 3012	\$1,200,000	24/08/2024

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:

30/01/2025 14:59



87 Alma Street, West Footscray Vic 3012





Property Type: Divorce/Estate/Family Transfers Land Size: 391 sqm approx Agent Comments (03) 9689 6011 +61 411660844 jverduci@trimson.com.au

John Verduci

Indicative Selling Price \$1,090,000 - \$1,199,000 Median House Price 30/01/2024 - 29/01/2025: \$940,000

Comparable Properties

82 Stanhope St WEST FOOTSCRAY 3012 (REI) 3 1 6 Price: \$1,390,000 Method: Private Sale Date: 06/11/2024 Property Type: House Land Size: 1054 sqm approx	Agent Comments
85 Alma St WEST FOOTSCRAY 3012 (REI/VG) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
31 Devonshire St WEST FOOTSCRAY 3012 (VG) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments

Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



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