

# 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 87 Alma Street, 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)

Range between \$1,090,000 & \$1,199,000

### Median sale price

Median price \$940,000 Property Type House Suburb West Footscray

Period - From 30/01/2024 to 29/01/2025 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	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

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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 391 sqm approx  
Agent Comments

**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)**

Agent Comments



**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 06/11/2024  
**Property Type:** House  
**Land Size:** 1054 sqm approx



**85 Alma St WEST FOOTSCRAY 3012 (REI/VG)**

Agent Comments



**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 387 sqm approx

**31 Devonshire St WEST FOOTSCRAY 3012 (VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 24/08/2024  
**Property Type:** House (Res)  
**Land Size:** 388 sqm approx

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