

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 58 Soudan Road, West Footscray Vic 3012

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$955,000 Property Type House Suburb West Footscray

Period - From 01/10/2023 to 30/09/2024 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	107 Summerhill Rd FOOTSCRAY 3011	\$1,180,000	13/11/2024
2			
3			

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: 18/11/2024 11:15

58 Soudan Road, West Footscray Vic 3012



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
Year ending September 2024: \$955,000

Comparable Properties



107 Summerhill Rd FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 522 sqm approx

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.

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



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