#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	62 Napoleon Street, West Footscray Vic 3012
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
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#### Median sale price

Median price	\$915,000	Pro	perty 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

7,01	aress of comparable property	1 1100	Date of Sale
1	25 Oxford St WEST FOOTSCRAY 3012	\$870,000	13/02/2025
2	48 Summerhill Rd WEST FOOTSCRAY 3012	\$700,000	12/02/2025
3	32 Elphinstone St WEST FOOTSCRAY 3012	\$815,000	31/01/2025

#### 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:	19/02/2025 15:07



Date of sale







Rooms: 4

Property Type: House (Res)

**Agent Comments** 

**Indicative Selling Price** \$750,000 - \$800,000 **Median House Price** December quarter 2024: \$915,000

## Comparable Properties



25 Oxford St WEST FOOTSCRAY 3012 (REI)

Price: \$870,000 Method: Private Sale Date: 13/02/2025 Property Type: House Land Size: 321 sqm approx **Agent Comments** 



48 Summerhill Rd WEST FOOTSCRAY 3012 (REI)

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**Agent Comments** 

**Agent Comments** 

Price: \$700,000 Method: Private Sale Date: 12/02/2025 Property Type: House Land Size: 406 sqm approx

32 Elphinstone St WEST FOOTSCRAY 3012 (REI)



Price: \$815,000

Method: Sold Before Auction

Date: 31/01/2025

Rooms: 3

Property Type: House (Res) Land Size: 340 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000





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