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

4/84 Stanhope Street, West Footscray Vic 3012

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$697,500	Pro	Property Type Town		nhouse		Suburb	West Footscray
Period - From	04/02/2024	to	03/02/2025		So	ource	Property	y 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 sixmonths 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		
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.

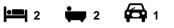
This Statement of Information was prepared on:

04/02/2025 11:52









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median Townhouse Price 04/02/2024 - 03/02/2025: \$697,500

Comparable Properties

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 - Jas Stephens - Yarraville | P: 03 93169000



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