

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

58A Napoleon Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$1,049,000

Median sale price

Median price

\$985,000

Property Type

House

Suburb

West Footscray

Period - From

01/07/2022

to

30/06/2023

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	8 Ringtail Cirt MAIDSTONE 3012	\$1,080,000	02/09/2023
2	1/11 Babb St MAIDSTONE 3012	\$990,000	25/07/2023
3	5a Everard St FOOTSCRAY 3011	\$986,000	16/06/2023

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:

11/09/2023 14:39



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,049,000

Median House Price

Year ending June 2023: \$985,000

Comparable Properties



8 Ringtail Cirt MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)



1/11 Babb St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$990,000

Method: Sold Before Auction

Date: 25/07/2023

Property Type: House (Res)

5a Everard St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$986,000

Method: Private Sale

Date: 16/06/2023

Property Type: Townhouse (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099