

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

8 Ormond Road, West Footscray Vic 3012

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$1,130,000

Property Type

House

Suburb

West Footscray

Period - From

01/01/2022

to

31/03/2022

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	70 Roberts St WEST FOOTSCRAY 3012	\$1,100,000	07/04/2022
2	7 Margot St WEST FOOTSCRAY 3012	\$950,000	21/05/2022
3	1 Indwe St WEST FOOTSCRAY 3012	\$887,000	29/01/2022

OR

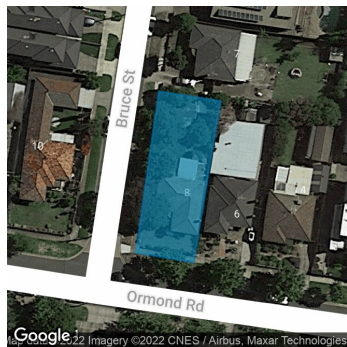
- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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8 Ormond Road, West Footscray Vic 3012

Tony Gerace
03 9687 1344
0411 121701
tonygerace@burnham.com.au



Property Type:
Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

March quarter 2022: \$1,130,000

Comparable Properties

70 Roberts St WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 07/04/2022

Property Type: House (Res)

Land Size: 580 sqm approx



7 Margot St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)



1 Indwe St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$887,000

Method: Auction Sale

Date: 29/01/2022

Property Type: House (Res)

Land Size: 420 sqm approx

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



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