

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

2/88 Alma Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$860,000 & \$895,000

Median sale price

Median price \$935,500 Property Type House Suburb West Footscray

Period - From 13/11/2022 to 12/11/2023 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	17/24 Dongola Rd WEST FOOTSCRAY 3012	\$890,000	03/08/2023
2	2/86a Alma St WEST FOOTSCRAY 3012	\$862,500	16/09/2023
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: 13/11/2023 09:41



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Property Type: House

Land Size: 201 sqm approx

Agent Comments

Comparable Properties



17/24 Dongola Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 1 2

Price: \$890,000

Method: Sold Before Auction

Date: 03/08/2023

Property Type: Townhouse (Res)



2/86a Alma St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 -

Price: \$862,500

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 140 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.