Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 87 Alma Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$950,000		&		\$1,045,000				
Median sale price									
Median price	\$940,000	Pro	operty Type	Hou	se		Suburb	West Footscray	
Period - From	14/03/2024	to	13/03/2025		So	urce	Property	/ 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Eden St FOOTSCRAY 3011	\$1,017,000	15/02/2025
2	5 Busch St WEST FOOTSCRAY 3012	\$1,040,000	26/10/2024
3	47 Elphinstone St WEST FOOTSCRAY 3012	\$1,020,000	16/10/2024

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:

14/03/2025 11:50



87 Alma Street, West Footscray Vic 3012





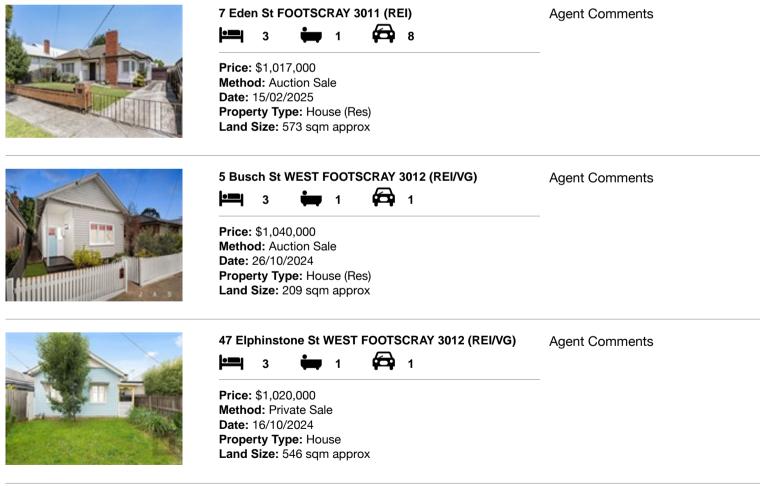


Property Type: House Agent Comments

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Indicative Selling Price \$950,000 - \$1,045,000 Median House Price 14/03/2024 - 13/03/2025: \$940,000

Comparable Properties



Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



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