

# 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 25 Devonshire Street, West Footscray, VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,100,000

&

\$1,150,000

### Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

West Footscray (3012)

Period - From

28/10/2020

to

05/03/2021

Source

rp data

### Comparable property sales

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
9 NAPOLEON STREET, WEST FOOTSCRAY VIC 3012	\$955,000	10/11/2020
22 CHURCH STREET, WEST FOOTSCRAY VIC 3012	\$1,100,000	28/10/2020
45 FONTEIN STREET, WEST FOOTSCRAY VIC 3012	\$1,300,500	27/02/2021

This Statement of Information was prepared on: 18/03/2021