# 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

1/29 Dongola Road, West Footscray Vic 3012

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$780,000		&		\$820,000			
Median sale price								
Median price	\$687,000	Pro	operty Type	Том	nhouse		Suburb	West Footscray
Period - From	24/02/2024	to	23/02/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	2/19 Marsh St MAIDSTONE 3012	\$790,000	21/02/2025
2	41 Beaurepaire Pde FOOTSCRAY 3011	\$850,000	06/12/2024
3	30 George St MAIDSTONE 3012	\$835,000	19/11/2024

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:

24/02/2025 15:07









Rooms: 5 Property Type: Townhouse (Res) Land Size: 187 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$820,000 Median Townhouse Price 24/02/2024 - 23/02/2025: \$687,000

# **Comparable Properties**

2/19 Marsh St MAIDSTONE 3012 (REI) 3 2 2 1 Price: \$790,000 Method: Sold Before Auction Date: 21/02/2025 Property Type: House	Agent Comments
41 Beaurepaire Pde FOOTSCRAY 3011 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
30 George St MAIDSTONE 3012 (REI) 4 2 2 1 Price: \$835,000 Method: Private Sale Date: 19/11/2024 Property Type: House	Agent Comments

#### Account - Biggin & Scott | P: 03 9317 5577



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