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

19 Robbs Road, West Footscray Vic 3012

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$850,000		&		\$935,000	C		
Median sale pr	rice							
Median price	\$945,000	Pro	operty Type	Hou	ise		Suburb	West Footscray
Period - From	01/01/2024	to	31/12/2024		So	urce	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	1 Brunswick St WEST FOOTSCRAY 3012	\$865,000	15/03/2025
2	24 Windsor St FOOTSCRAY 3011	\$910,000	21/02/2025
3	19a Braid St WEST FOOTSCRAY 3012	\$915,000	07/12/2024

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:

17/03/2025 11:05









Property Type: House (Res) Land Size: 237 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$935,000 Median House Price Year ending December 2024: \$945,000

Comparable Properties

1 Brunswick St WEST FOOTSCRAY 3012 (REI) 2 Price: \$865,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res)	Agent Comments
24 Windsor St FOOTSCRAY 3011 (REI) 3 1 2 - Price: \$910,000 Method: Sold Before Auction Date: 21/02/2025 Property Type: House (Res)	Agent Comments
19a Braid St WEST FOOTSCRAY 3012 (REI/VG) 2 2 2 1 Price: \$915,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 252 sqm approx	Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000



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