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

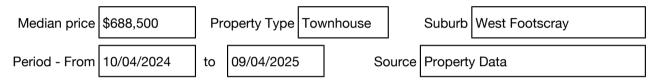
2/99 Stanhope Street, West Footscray Vic 3012

Indicative selling price

For the meanin	a of this	nrice see	consumer vic ac	ov.au/underquoting
	9 01 1113	price 366	consumer.vic.ge	v.au/unaciquoting

Single price \$815,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	45 Norfolk St MAIDSTONE 3012	\$845,000	01/04/2025
2	2/12 Beaumont Pde WEST FOOTSCRAY 3012	\$747,000	07/03/2025
3	143 Suffolk St WEST FOOTSCRAY 3012	\$785,000	18/12/2024

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:

10/04/2025 12:35



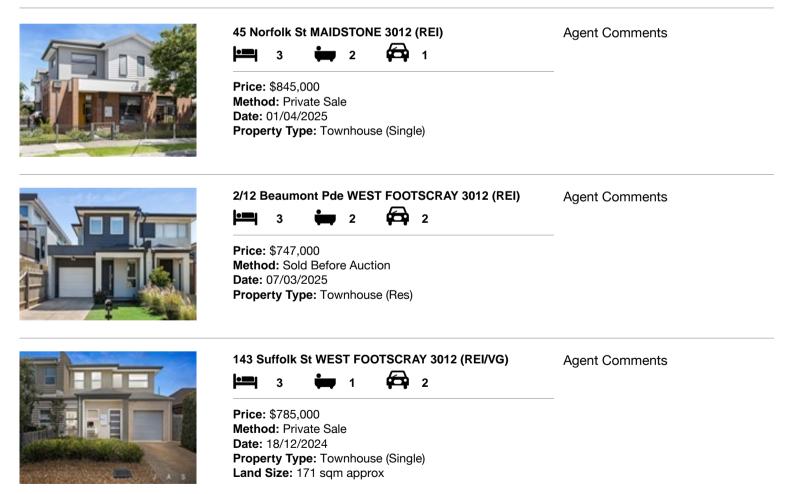






Rooms: 4 Property Type: Townhouse (Res) Land Size: 157 sqm approx Agent Comments Indicative Selling Price \$815,000 Median Townhouse Price 10/04/2024 - 09/04/2025: \$688,500

Comparable Properties



Account - Jas Stephens - Yarraville | P: 03 93169000



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