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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

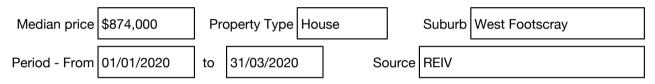
Address Including suburb and postcode

71 Alma Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$879,000			

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	Iress of comparable property	Price	Date of sale
1	96 Alma St WEST FOOTSCRAY 3012	\$1,030,000	30/06/2020
2	65 Devonshire St WEST FOOTSCRAY 3012	\$890,000	12/06/2020
3	39 Soudan Rd WEST FOOTSCRAY 3012	\$810,000	29/05/2020

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:

14/07/2020 11:11



hockingstuart





Property Type: House Land Size: 318 sqm approx Agent Comments

Indicative Selling Price \$879,000 **Median House Price** March guarter 2020: \$874,000

Comparable Properties



Price: \$1,030,000 Method: Sold Before Auction Date: 30/06/2020 Property Type: House (Res) Land Size: 376 sqm approx

Agent Comments

Situated on the same street, similar size block of land. This property has an extra bedroom.



65 Devonshire St WEST FOOTSCRAY 3012 (REI)

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Price: \$890,000 Method: Private Sale Date: 12/06/2020 Rooms: 5 Property Type: House (Res) Land Size: 376 sqm approx

Agent Comments

Similar size block of land, the street does not have the same appeal to Alma St. This property offers an extra bedroom.



39 Soudan Rd WEST FOOTSCRAY 3012 (REI/VG)



Price: \$810.000 Method: Private Sale Date: 29/05/2020 Rooms: 3 Property Type: House (Res) Land Size: 268 sqm approx

Agent Comments

Smaller size block of land. Not a period home.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.