

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

Median price

\$874,000

Property Type

House

Suburb

West Footscray

Period - From

01/01/2020

to

31/03/2020

Source

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	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



2
 1
 1

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

Indicative Selling Price
 \$879,000

Median House Price
 March quarter 2020: \$874,000

Comparable Properties



96 Alma St WEST FOOTSCRAY 3012 (REI)

3
 1
 2

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)

3
 1
 2

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)

2
 1
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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.