

# 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

4a West Street, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$700,000

### Median sale price

Median price

\$707,500

Property Type

Townhouse

Suburb

West Footscray

Period - From

27/07/2023

to

26/07/2024

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	8/2 Clarendon Pde WEST FOOTSCRAY 3012	\$700,000	08/07/2024
2	4/39 Wattle St WEST FOOTSCRAY 3012	\$695,000	04/05/2024
3	5/30 Clive St WEST FOOTSCRAY 3012	\$745,000	29/04/2024

**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:

27/07/2024 14:44