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

2a Hope Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$950,000				
Median sale price									
Median price	\$938,750	Pro	Property Type		House		Suburb	West Footscray	
Period - From	20/02/2024	to	19/02/2025		So	ource	Property	/ Data	

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.

Ade	dress of comparable property	Price	Date of sale
1	194 Essex St WEST FOOTSCRAY 3012	\$890,000	31/01/2025
2	35 Brunswick St WEST FOOTSCRAY 3012	\$930,000	19/11/2024
3	31 Elphinstone St WEST FOOTSCRAY 3012	\$940,000	08/11/2024

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:

20/02/2025 16:52









Rooms: 5 Property Type: House (Res) Land Size: 352 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price 20/02/2024 - 19/02/2025: \$938,750

Comparable Properties

194 Essex St WEST FOOTSCRAY 3012 (REI) 3 1 3 3 3 1 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Agent Comments
35 Brunswick St WEST FOOTSCRAY 3012 (REI/VG) 4 1 2 Price: \$930,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 278 sqm approx	Agent Comments
31 Elphinstone St WEST FOOTSCRAY 3012 (REI/VG) 3 1 1 Price: \$940,000 Method: Sold Before Auction Date: 08/11/2024 Property Type: House (Res) Land Size: 400 sqm approx	Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000



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