

# 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 2/27 Ormond Road, West Footscray Vic 3012

### Indicative selling price

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

Range between \$600,000 & \$630,000

### Median sale price

Median price \$588,000 Property Type Unit Suburb West Footscray

Period - From 01/10/2024 to 31/12/2024 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	2/353-355 Geelong Rd KINGSVILLE 3012	\$610,000	19/02/2025
2	9/75 Alma St WEST FOOTSCRAY 3012	\$640,000	06/12/2024
3	6/14 Busch St WEST FOOTSCRAY 3012	\$616,350	25/11/2024

**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: 17/03/2025 19:51



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$630,000

**Median Unit Price**

December quarter 2024: \$588,000

## Comparable Properties



**2/353-355 Geelong Rd KINGSVILLE 3012 (REI)**

**Agent Comments**



**Price:** \$610,000

**Method:** Private Sale

**Date:** 19/02/2025

**Property Type:** Unit



**9/75 Alma St WEST FOOTSCRAY 3012 (REI/VG)**

**Agent Comments**



**Price:** \$640,000

**Method:** Private Sale

**Date:** 06/12/2024

**Property Type:** Villa

**Land Size:** 136 sqm approx



**6/14 Busch St WEST FOOTSCRAY 3012 (REI/VG)**

**Agent Comments**



**Price:** \$616,350

**Method:** Sold Before Auction

**Date:** 25/11/2024

**Property Type:** Unit

**Account - Jas Stephens - Yarraville | P: 03 93169000**