Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/27 Ormond Road, West Footscray Vic 3012
Including suburb and	·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price	\$588,000	Pro	perty 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

Add	dress 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 comparableproperties 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)

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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)



Price: \$616,350

Method: Sold Before Auction

Date: 25/11/2024 Property Type: Unit **Agent Comments**

Account - Jas Stephens - Yarraville | P: 03 93169000





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