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

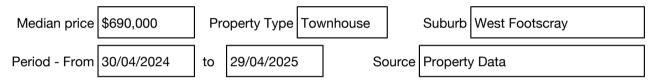
1/29 Dongola Road, West Footscray Vic 3012

Indicative selling price

For the	meaning	of this	price	see	consumer.vic.gov.au/underquoting	
	5				5 1 5	

Single price \$799,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	45 Norfolk St MAIDSTONE 3012	\$845,000	01/04/2025
2	2/5 Coward St FOOTSCRAY 3011	\$790,000	27/02/2025
3	143 Suffolk St WEST FOOTSCRAY 3012	\$785,000	18/12/2024

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:

30/04/2025 17:52



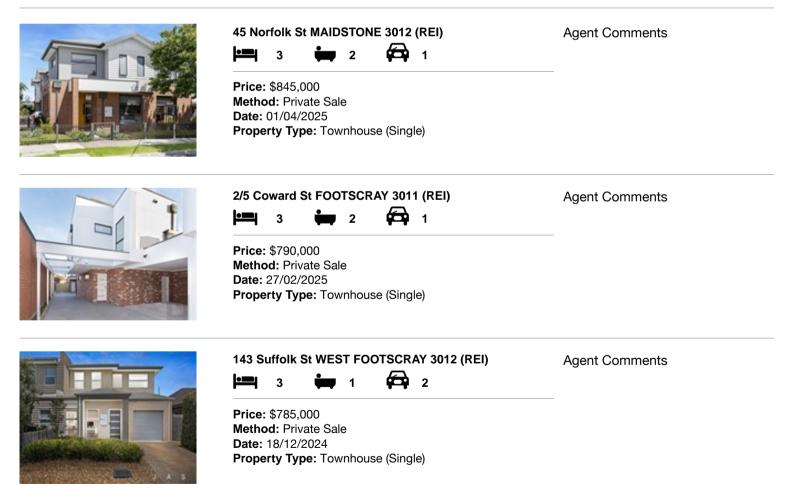






Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$799,000 Median Townhouse Price 30/04/2024 - 29/04/2025: \$690,000

Comparable Properties



Account - Biggin & Scott | P: 03 9317 5577



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