## 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

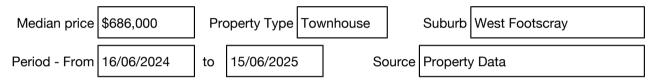
2/99 Stanhope Street, West Footscray Vic 3012

#### Indicative selling price

For the meaning	g of this	price see	consumer.vic.	.gov.au/und	erquoting
	<i>y</i>			9.0.000	

Single price \$815,000

#### 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.

Ado	dress of comparable property	Price	Date of sale
1	10 Holzer Cr BRAYBROOK 3019	\$725,000	31/05/2025
2	45 Norfolk St MAIDSTONE 3012	\$845,000	01/04/2025
3	2/12 Beaumont Pde WEST FOOTSCRAY 3012	\$747,000	07/03/2025

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:

16/06/2025 13:41









Rooms: 4 Property Type: Townhouse (Res) Land Size: 157 sqm approx Agent Comments Indicative Selling Price \$815,000 Median Townhouse Price 16/06/2024 - 15/06/2025: \$686,000

Agent Comments

Agent Comments

# **Comparable Properties**



10 Holzer Cr BRAYBROOK 3019 (REI)

Price: \$725,000 Method: Auction Sale Date: 31/05/2025 Property Type: Townhouse (Res)

45 Norfolk St MAIDSTONE 3012 (REI/VG)

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Price: \$845,000 Method: Private Sale Date: 01/04/2025 Property Type: Townhouse (Single)



2/12 Beaumont Pde WEST FOOTSCRAY 3012 (REI/VG) Agent Comments

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Price: \$747,000 Method: Sold Before Auction Date: 07/03/2025 Property Type: Townhouse (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000



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