

## 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

3/4 MARGOT STREET WEST FOOTSCRAY VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

West Footscray

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

3/8 MARGOT STREET WEST FOOTSCRAY VIC 3012	\$575,000	30-Nov-24
2/27 ORMOND ROAD WEST FOOTSCRAY VIC 3012	\$610,000	12-Apr-25
13/32 ARGYLE STREET WEST FOOTSCRAY VIC 3012	\$563,000	06-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 20 May 2025



### 3/8 MARGOT STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price **\$575,000** Sold Date **30-Nov-24**

Distance **0.06km**



### 2/27 ORMOND ROAD WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price <sup>RS</sup> **\$610,000** Sold Date **12-Apr-25**

Distance **0.12km**



### 13/32 ARGYLE STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price **\$563,000** Sold Date **06-Mar-25**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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