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

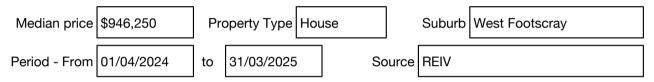
42 Palmerston Street, West Footscray Vic 3012

Indicative selling price

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

Single price \$1,450,000

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.

Address of comparable property		Price	Date of sale
1	61 Chirnside St KINGSVILLE 3012	\$1,400,000	01/04/2025
2	81 Empress Av KINGSVILLE 3012	\$1,385,000	05/03/2025
3	63 Empress Av KINGSVILLE 3012	\$1,469,000	01/03/2025

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:

12/04/2025 15:07

