

## 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

Brand New 3-Bedroom, 2-Bathroom, double car garage  
200sqm of internal space 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

\$810,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$937,000

Property type

Other

Suburb

West Footscray

Period-from

01 Sep 2023

to

31 Aug 2024

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

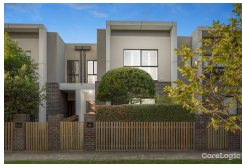
Date of sale

2/2 ORMOND ROAD WEST FOOTSCRAY VIC 3012	\$825,000	04-Jul-24
2/76 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$805,000	22-Dec-23
7C GLAMIS ROAD WEST FOOTSCRAY VIC 3012	\$823,500	25-May-24

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: 04 September 2024



## 2/2 ORMOND ROAD WEST FOOTSCRAY VIC 3012

 3  2  2

Sold Price

<sup>RS</sup>

**\$825,000**

Sold Date

**04-Jul-24**

Distance

**0.24km**



## 2/76 ROBERTS STREET WEST FOOTSCRAY VIC 3012

 3  2  2

Sold Price

**\$805,000**

Sold Date

**22-Dec-23**

Distance

**0.22km**



## 7C GLAMIS ROAD WEST FOOTSCRAY VIC 3012

 3  2  2

Sold Price

**\$823,500**

Sold Date

**25-May-24**

Distance

**0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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