

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 2/88 Alma Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$935,000 Property Type House Suburb West Footscray

Period - From 01/04/2023 to 30/06/2023 Source REIV

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	46a Suffolk St MAIDSTONE 3012	\$909,000	27/05/2023
2	72 Swan St FOOTSCRAY 3011	\$895,000	18/07/2023
3	2/86a Alma St WEST FOOTSCRAY 3012	\$862,500	16/09/2023

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: 10/10/2023 11:09



Rooms: 5

Property Type: House (Res)

Land Size: 203 sqm approx

Agent Comments

Comparable Properties

46a Suffolk St MAIDSTONE 3012 (REI/VG)



Agent Comments

Alma street is a superior location.

Price: \$909,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)



72 Swan St FOOTSCRAY 3011 (REI/VG)



Agent Comments

Single front on smaller land

Price: \$895,000

Method: Private Sale

Date: 18/07/2023

Property Type: House

Land Size: 153 sqm approx



2/86a Alma St WEST FOOTSCRAY 3012 (REI)



Agent Comments

This property is attached and is smaller than 2/88 Alma St.

Price: \$862,500

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 140 sqm approx