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	8 Warleigh Road, West Footscray Vic 3012

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $695,000 Property Type Townhouse Suburb West Footscray

Period - From 22/10/2023 to 21/10/2024 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	22 McDougall Dr FOOTSCRAY 3011	$950,000	24/07/2024
2	3/3 Clarendon Pde WEST FOOTSCRAY 3012	$910,000	15/07/2024
3	45c Adelaide St FOOTSCRAY 3011	$875,000	13/05/2024

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: 22/10/2024 11:21

8 Warleigh Road, West Footscray Vic 3012



3 3 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median Townhouse Price
22/10/2023 - 21/10/2024: $695,000

Comparable Properties



22 McDougall Dr FOOTSCRAY 3011 (REI/VG)

3 2 2

Price: $950,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: Townhouse (Res)
Land Size: 102 sqm approx

Agent Comments

3/3 Clarendon Pde WEST FOOTSCRAY 3012 (VG)

3 - -

Price: $910,000
Method: Sale
Date: 15/07/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



45c Adelaide St FOOTSCRAY 3011 (REI/VG)

3 2 1

Price: $875,000
Method: Private Sale
Date: 13/05/2024
Property Type: Townhouse (Single)
Land Size: 127 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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