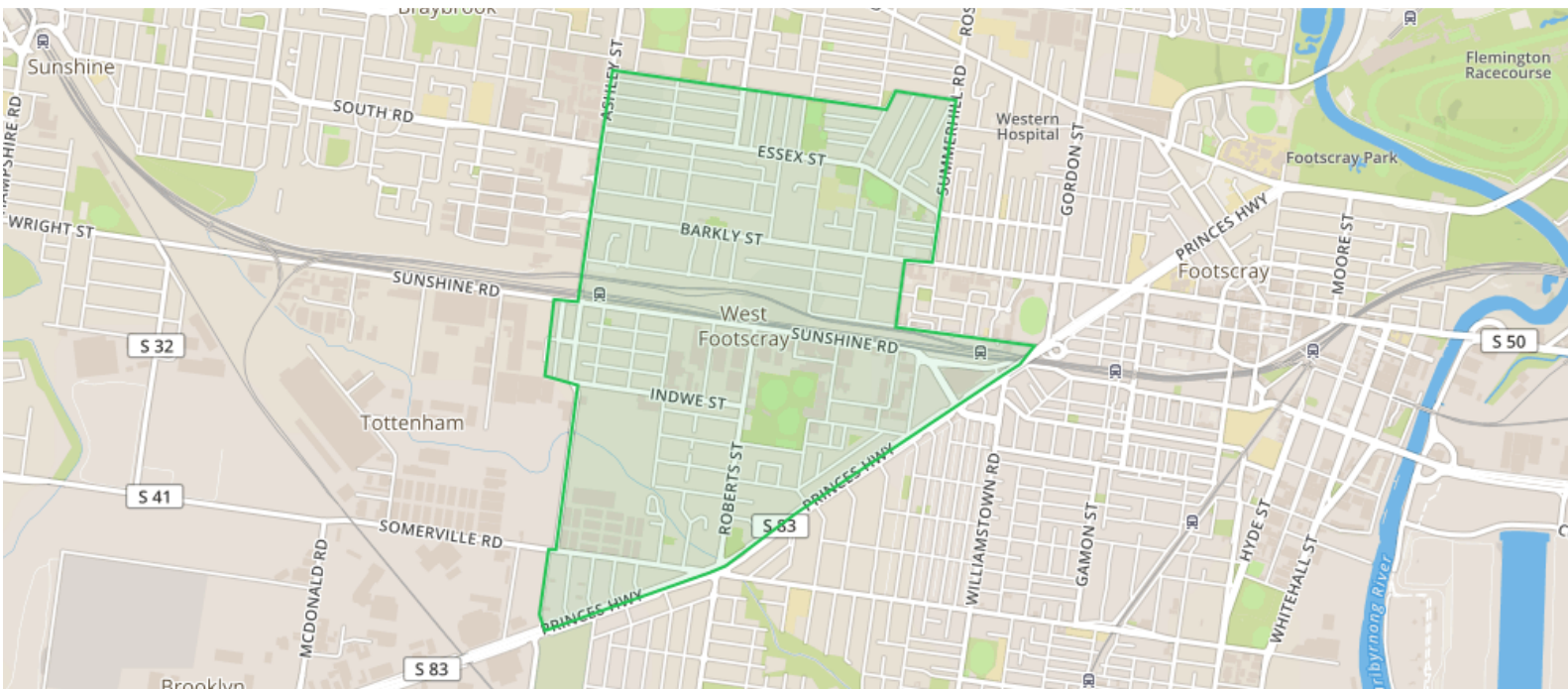


Suburb Report

West Footscray VIC 3012



West Footscray VIC 3012



The size of West Footscray is approximately 3.8 square kilometres.

It has 11 parks covering nearly 5.1% of total area.

The population of West Footscray in 2011 was 10,223 people.

By 2016 the population was 11,456 showing a population growth of 12.1% in the area during that time.

The predominant age group in West Footscray is 30-39 years.

Households in West Footscray are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in West Footscray work in a professional occupation.

In 2011, 57.9% of the homes in West Footscray were owner-occupied compared with 53.6% in 2016.



House
Current Median

\$785,000



Unit
Current Median

\$496,250



Listings
last 12 month

67

Recent Activity

Total sales
last 12 months

171

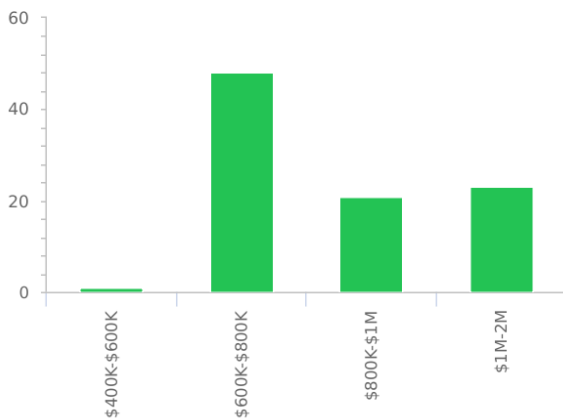


Why is recent activity important to me?

Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.

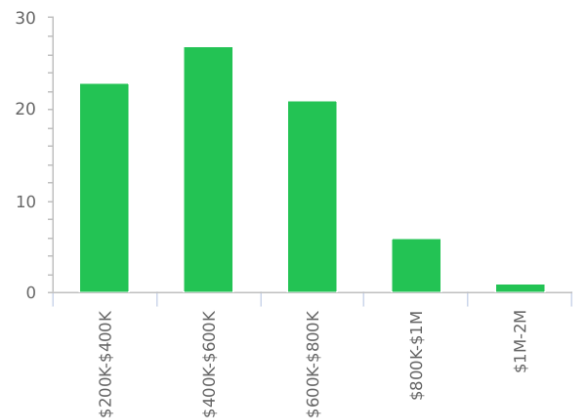


Number Sold by Price (12 months)



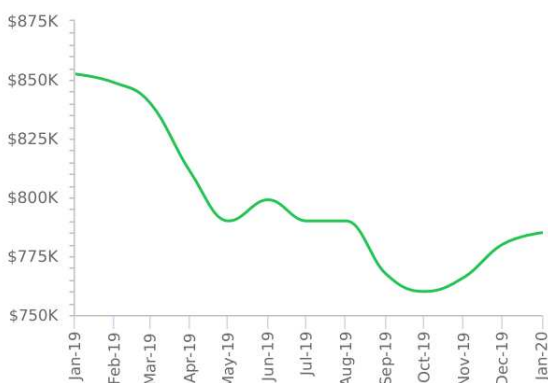
● Locality: West Footscray, 3012 - Jan-20 - Houses

Number Sold by Price (12 months)



● Locality: West Footscray, 3012 - Jan-20 - Units

Median Sale Price (12 months)



— Locality: West Footscray, 3012 - Houses

Median Sale Price (12 months)

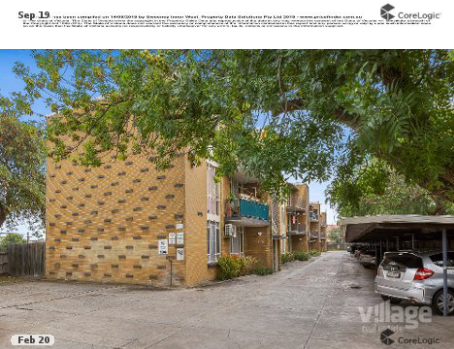


— Locality: West Footscray, 3012 - Units

Recent Sales

HOUSE
 3 BED 0 BATH 1 CAR
 8 DEVONSHIRE STREET
 WEST FOOTSCRAY VIC 3012
\$380,000
 15/04/20

STATEMENT OF INFORMATION
 21 THOMAS STREET, YARRAVILLE, VIC
 Median Sale Price: \$459,000
 YARRAVILLE, VIC, 3012
 Median Sale Price: \$622,500



UNIT
 2 BED 1 BATH 1 CAR
 15/22 BLANDFORD STREET
 WEST FOOTSCRAY VIC 3012
\$456,000
 04/04/20

UNIT
 1 BED 1 BATH 1 CAR
 13/43-45 CHURCH STREET
 WEST FOOTSCRAY VIC 3012
\$240,000
 21/04/20



HOUSE
 2 BED 1 BATH 1 CAR
 40A DONGOLA ROAD
 WEST FOOTSCRAY VIC 3012
\$650,000
 06/04/20

Jas Stephens Inspection policy for buyers and tenants

- As persons responsible for your own health and safety, it is your responsibility to ensure that you have a professional inspection of your property before you purchase or rent a property.
- Let's avoid the frustration of not having a complete inspection.
- Please avoid touching any surfaces during the inspection.
- Please consider us to please be used upon our arrival at the property.
- Our work will be available for use on the property.
- Inspections will be conducted on-site. There will be no paper-based reports.
- Inspection reports are available on our website.

Thank you for your cooperation and understanding.
 Contact the agent to arrange your private inspection appointment.

Mar 20 **JAS STEPHENS** CoreLogic



UNIT
 3 BED 2 BATH 2 CAR
 1/32 INDWE STREET
 WEST FOOTSCRAY VIC 3012
\$725,000
 04/04/20

UNIT
 3 BED 2 BATH 2 CAR
 7B DYSON STREET
 WEST FOOTSCRAY VIC 3012
\$712,500
 03/04/20



UNIT

2 BED 2 BATH 1 CAR

130B ESSEX STREET
WEST FOOTSCRAY VIC
3012

\$719,000

28/03/20

UNIT

2 BED 1 BATH 1 CAR

5/32 ARGYLE STREET
WEST FOOTSCRAY VIC 3012

\$660,000

28/03/20

HOUSE

2 BED 1 BATH 1 CAR

32 WELLINGTON STREET
WEST FOOTSCRAY VIC 3012

\$901,000

28/03/20



HOUSE

3 BED 1 BATH 2 CAR

59 FONTEIN STREET
WEST FOOTSCRAY VIC 3012

\$807,000

27/03/20



HOUSE

2 BED 1 BATH 1 CAR

145 SUNSHINE ROAD
WEST FOOTSCRAY VIC 3012

\$863,000

26/03/20



HOUSE

3 BED 2 BATH 2 CAR

13 PARK AVENUE
WEST FOOTSCRAY VIC 3012

\$715,500

26/03/20

Recent Listings

Covid-19 Awareness

Inspection process.

In the health interests of our team, clients and community, all inspections are strictly **by appointment only.**

Please contact your agent directly to register for a private inspection.

Thank you for your patience and understanding.

hockingsstuart 

Mar 20

UNIT

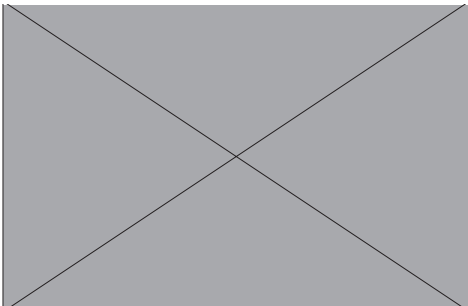
2 BED 2 BATH 1 CAR
 5/9 BEAUMONT PARADE
 WEST FOOTSCRAY VIC 3012
\$590,000 - \$630,000



HOUSE

3 BED 2 BATH 4 CAR
 38 DEMPSTER STREET
 WEST FOOTSCRAY VIC 3012
\$720,000 - \$750,000

UNIT
 3 BED 2 BATH 2 CAR
 2/31 CLARENDON
 PARADE
 WEST FOOTSCRAY VIC
 3012
AUCTION




HOUSE

2 BED 1 BATH 1 CAR
 3/746 BARKLY STREET
 WEST FOOTSCRAY VIC 3012
\$625,000 - \$650,000




HOUSE

3 BED 2 BATH 1 CAR
 26 LAE STREET
 WEST FOOTSCRAY VIC
 3012
AUCTION



Doris Garofalo
 0422 211 818
 dgarofalo@hodge.com.au



Monique Langlands
 0422 211 818
 dgarofalo@hodge.com.au

Hodge + Hodge Pty Ltd
 1887 8088
 hodge.com.au

Apr 23

**ONE-ON-ONE
 APPOINTMENTS
 AVAILABLE**

Please contact us today to secure your private or virtual inspection.

Thank you for your cooperation during this time.



HOUSE

2 BED 1 BATH 1 CAR
 3/48 STANHOPE STREET
 WEST FOOTSCRAY VIC 3012
AUCTION



Rental Statistics



Median Rental Price

\$475 /w



Rental Yield

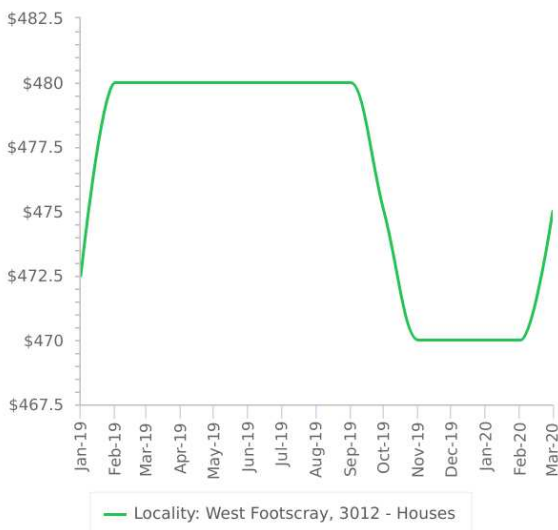
3.25%



Number of Rentals

161

Median Weekly Rent Trends





Compton Green
HOBSONS BAY t. 03 9397 1600
INNER WEST t. 03 9314 1188

comptongreen.com.au

Prepared on 23 Apr 2020 by

Sales results and median prices are based on the latest statistical period available (1 Feb - 31 Jan 2020).

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