

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

22 Steet Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$1,290,000

Median sale price

Median price

\$1,022,500

Property Type

House

Suburb

Footscray

Period - From

01/01/2024

to

31/03/2024

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	19-21 Donald St FOOTSCRAY 3011	\$1,300,000	10/02/2024
2	1 Pridham St MARIBYRNONG 3032	\$1,300,000	12/04/2024
3	126 Essex St WEST FOOTSCRAY 3012	\$1,260,000	20/04/2024

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:

24/04/2024 17:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,290,000
Median House Price
March quarter 2024: \$1,022,500

Comparable Properties



19-21 Donald St FOOTSCRAY 3011 (REI) Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House
Land Size: 389 sqm approx



1 Pridham St MARIBYRNONG 3032 (REI) Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 695 sqm approx



126 Essex St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 665 sqm approx