

45 Shepherd Street, Footscray Vic 3011



3 Bed 1 Bath - Car

Property Type: House (Res)

Land Size: 250 sqm approx

Indicative Selling Price

\$820,000 - \$880,000

Median House Price

Year ending December 2024:

\$1,013,000

Comparable Properties



14 White Street, Footscray 3011 (REI/VG)

3 Bed 1 Bath - Car

Price: \$890,000

Method: Sold Before Auction

Date: 17/12/2024

Property Type: House (Res)

Land Size: 158 sqm approx

Agent Comments: Period home, superior condition. Inferior land size.



6 Essex Street, Footscray 3011 (REI)

4 Bed 1 Bath - Car

Price: \$850,000

Method: Private Sale

Date: 25/11/2024

Property Type: House

Agent Comments: Period home, superior accommodation, comparable condition.



8 Johnson Street, Footscray 3011 (REI/VG)

3 Bed 1 Bath - Car

Price: \$881,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 245 sqm approx

Agent Comments: Period home, freshly presented, comparable land size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

45 Shepherd Street, Footscray Vic 3011

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,013,000 House x Suburb Footscray

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales

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 |
|----------------------------------|-----------|--------------|
| 14 White Street, FOOTSCRAY 3011 | \$890,000 | 17/12/2024 |
| 6 Essex Street, FOOTSCRAY 3011 | \$850,000 | 25/11/2024 |
| 8 Johnson Street, FOOTSCRAY 3011 | \$881,000 | 26/10/2024 |

This Statement of Information was prepared on:

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