

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

4 Wolverhampton Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$986,750

Property Type

House

Suburb

Footscray

Period - From

26/09/2023

to

25/09/2024

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	2 Rippon St FOOTSCRAY 3011	\$1,800,000	14/09/2024
2	47 Creswick St FOOTSCRAY 3011	\$1,330,000	11/09/2024
3	8 Beech St FOOTSCRAY 3011	\$1,200,000	31/08/2024

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:

26/09/2024 15:43



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
26/09/2023 - 25/09/2024: \$986,750

Comparable Properties



2 Rippon St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 466 sqm approx



47 Creswick St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,330,000
Method: Sold Before Auction
Date: 11/09/2024
Property Type: House (Res)



8 Beech St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

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