## Statement of Information

## Single residential property located in the Melbourne metropolitan area

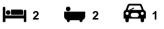
## Section 47AF of the Estate Agents Act 1980

Property offered for	sale		
Address Including suburb and postcode	2/1 Leander Street, Footscray Vic 3011		
Indicative selling price	ce		
For the meaning of this p	price see consumer.vic.gov.au/underquoting		
Single price \$728,	000		
Median sale price			
Median price \$647,50	Property Type Townhouse Su	uburb Footscray	
Period - From 27/11/2	2022 to 26/11/2023 Source RE	EIV	
Comparable property	y sales (*Delete A or B below as applicable	e)	
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 comparab	Price	Date of sale	
1			
2			
3			
OR			
	nt or agent's representative reasonably believes the sold within two kilometres of the property for sale		
	27/11/20	27/11/2023 10:22	









**Property Type:** Townhouse (Res) **Land Size:** 107 sqm approx

**Agent Comments** 

Indicative Selling Price \$728,000 Median Townhouse Price 27/11/2022 - 26/11/2023: \$647,500

## Comparable Properties

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.

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



