

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

3/12 Eleanor Street, Footscray Vic 3011

Indicative selling price

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

Range between \$570,000 & \$590,000

Median sale price

Median price \$850,000 Property Type House Suburb Footscray

Period - From 01/01/2019 to 31/12/2019 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	12 Summerhill Rd MAIDSTONE 3012	\$652,000	08/02/2020
2	1/10 Greenham St MAIDSTONE 3012	\$609,000	29/02/2020
3	1a Howard St MAIDSTONE 3012	\$594,000	01/03/2020

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:

16/04/2020 16:11

3/12 Eleanor Street, Footscray Vic 3011



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$570,000 - \$590,000

Median House Price

Year ending December 2019: \$850,000

Comparable Properties



12 Summerhill Rd MAIDSTONE 3012 (REI/VG) **Agent Comments**

2 1 1

Price: \$652,000

Method: Auction Sale

Date: 08/02/2020

Property Type: Townhouse (Res)

Land Size: 154 sqm approx



1/10 Greenham St MAIDSTONE 3012 (REI) **Agent Comments**

2 1 -

Price: \$609,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Res)

1a Howard St MAIDSTONE 3012 (REI) **Agent Comments**

2 1 1

Price: \$594,000

Method: Auction Sale

Date: 01/03/2020

Property Type: Townhouse (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.