

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 19 Cowper Street, Footscray

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$* 750,000 & \$ 825,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 973,500 *House ☒ *Unit Suburb Footscray

Period - From 01/04/2018 to 31/03/2019 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 41 Railway PI FOOTSCRAY 3011	\$ 997,000	23/02/2019
2 57 Lynch St FOOTSCRAY 3011	\$ 950,000	23/03/2019
3 18 Stirling St FOOTSCRAY 3011	\$ 623,000	04/05/2019

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.

SEDDON

94 Charles Street
9689 9000

FOOTSCRAY

273 Barkly Street
9687 1344

DEER PARK

93 Station Road
9363 6333

19 Cowper Street, Footscray Vic 3011

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Indicative Selling Price

\$750,000 - \$825,000

Median House Price

March quarter 2019: \$973,500



Rooms:

Property Type:

Agent Comments

Comparable Properties

41 Railway PI FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$997,000

Method: Auction Sale

Date: 23/02/2019

Rooms: 4

Property Type: House

Land Size: 177 sqm approx



57 Lynch St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 5

Property Type: House (Res)

18 Stirling St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$623,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: House (Res)