## Statement of Information

## Single residential property located in the Melbourne metropolitan area

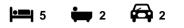
## Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale										
Address Including suburb and postcode			44 Albert Street, Footscray Vic 3011										
Indicative selling price													
For the	meaning	of this p	orice see	e con	sumer.vic.go	ον.au/ι	underquo	ting					
Range between \$1,45			0,000		&		\$1,550,000						
Media	n sale p	rice						_		_			
Median price \$9		\$955,00	00	Pro	Property Type		House		Subi	urb	Footscray		
Period - From 01/07/		01/07/2	023	to 30/09/2023		3	Source REIV		/				
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)				
<b>A*</b>	* 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										Pr	ice	Date of sale	
1													
2													
3													
OR													
B*					epresentativ wo kilometre							ee comparable onths.	
This Statement of Information was prepared on:									on:	30/11/2023 20:22			









**Property Type:** House **Land Size:** 564 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price September quarter 2023: \$955,000

## 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



