

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

16 Tait Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$1,048,750

Property Type

House

Suburb

Footscray

Period - From

01/10/2021

to

30/09/2022

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	114 Macpherson St FOOTSCRAY 3011	\$940,000	01/12/2022
2	4 Leeds St FOOTSCRAY 3011	\$880,000	23/11/2022
3	109 Gordon St FOOTSCRAY 3011	\$860,000	13/09/2022

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:

21/12/2022 09:58



3 1 1

Property Type: House (Res)

Land Size: 373 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending September 2022: \$1,048,750

Comparable Properties



114 Macpherson St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 1

Price: \$940,000

Method: Sold Before Auction

Date: 01/12/2022

Property Type: House (Res)



4 Leeds St FOOTSCRAY 3011 (VG)

Agent Comments

2 - -

Price: \$880,000

Method: Sale

Date: 23/11/2022

Property Type: House - Attached House N.E.C.

Land Size: 186 sqm approx



109 Gordon St FOOTSCRAY 3011 (REI/VG)

Agent Comments

5 2 1

Price: \$860,000

Method: Sold Before Auction

Date: 13/09/2022

Property Type: House (Res)

Land Size: 396 sqm approx

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