

# 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

23 Parker Street, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000

&

\$870,000

### 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	157 Williamstown Rd YARRAVILLE 3013	\$880,000	02/02/2020
2	5 Latrobe St FOOTSCRAY 3011	\$843,000	30/11/2019
3	16 Windsor St FOOTSCRAY 3011	\$770,000	20/09/2019

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.~~

This Statement of Information was prepared on:

05/03/2020 15:20



2 1 0

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 262 sqm approx

**Agent Comments**

Two bedroom single fronted home on 262m2

## Comparable Properties



**157 Williamstown Rd YARRAVILLE 3013 (REI)**

2 1 -

**Price:** \$880,000

**Method:** Sold Before Auction

**Date:** 02/02/2020

**Property Type:** House

**Agent Comments**

Bigger home in a higher sale price suburb, but on a busy main road.



**5 Latrobe St FOOTSCRAY 3011 (REI/VG)**

2 1 -

**Price:** \$843,000

**Method:** Auction Sale

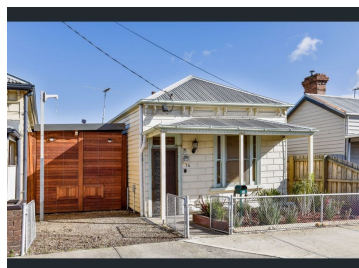
**Date:** 30/11/2019

**Property Type:** House

**Land Size:** 147 sqm approx

**Agent Comments**

Two bedroom single fronted home, similar condition internally.



**16 Windsor St FOOTSCRAY 3011 (REI/VG)**

2 1 -

**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 20/09/2019

**Property Type:** House (Res)

**Land Size:** 269 sqm approx

**Agent Comments**

Two bedroom single fronted home on similar land in Middle Footscray, wider frontage allowing for an off-street park but worse condition internally.