

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

2/44 Creswick Street, Footscray Vic 3011

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$623,500 Property Type Townhouse Suburb Footscray

Period - From 22/04/2022 to 21/04/2023 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	5 Kelso La FOOTSCRAY 3011	\$752,000	15/04/2023
2	46B Dudley St FOOTSCRAY 3011	\$731,000	17/12/2022
3	15 Devon PI FOOTSCRAY 3011	\$675,000	12/12/2022

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:

22/04/2023 08:35



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Townhouse Price

22/04/2022 - 21/04/2023: \$623,500

Comparable Properties

5 Kelso La FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$752,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Townhouse (Res)

46B Dudley St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 2 -

Price: \$731,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Townhouse (Res)

Land Size: 118 sqm approx



15 Devon Pl FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 2 1

Price: \$675,000

Method: Private Sale

Date: 12/12/2022

Property Type: Townhouse (Single)