

# 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

29 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)

Single price

\$1,159,000

### Median sale price

Median price

\$980,000

Property Type

House

Suburb

Footscray

Period - From

01/04/2021

to

30/06/2021

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	54 Pilgrim St SEDDON 3011	\$1,260,000	31/05/2021
2	119 Albert St SEDDON 3011	\$1,212,000	08/07/2021
3	161 Chirnside St KINGSVILLE 3012	\$1,175,000	21/07/2021

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:

17/08/2021 14:44



2 1 2

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 343 sqm approx

**Agent Comments**

Two bedroom single fronted home on 343sqm, close the Footscray Train Station and the CBD.

## Comparable Properties



**54 Pilgrim St SEDDON 3011 (REI)**

2 1 1

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 31/05/2021

**Property Type:** House (Res)

**Land Size:** 252 sqm approx

**Agent Comments**

Two bedroom double front, more updated internally, but on smaller land.



**119 Albert St SEDDON 3011 (REI)**

2 1 1

**Price:** \$1,212,000

**Method:** Sold Before Auction

**Date:** 08/07/2021

**Rooms:** 3

**Property Type:** House (Res)

**Agent Comments**

Two bedroom single front, more update internally but on smaller land and backing onto the trainline.



**161 Chirnside St KINGSVILLE 3012 (REI)**

2 1 -

**Price:** \$1,175,000

**Method:** Auction Sale

**Date:** 21/07/2021

**Property Type:** House (Res)

**Land Size:** 268 sqm approx

**Agent Comments**

Two bedroom double front, more updated internally but on smaller land and no off-street parking.