

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

4 Leeds Street, Footscray Vic 3011

Indicative selling price

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

Range between \$890,000

&

\$930,000

Median sale price

Median price \$864,000

Property Type House

Suburb Footscray

Period - From 01/07/2022

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	9 Walter St SEDDON 3011	\$960,000	10/09/2022
2	22 Alexander St SEDDON 3011	\$930,000	30/09/2022
3	8 Ryan St FOOTSCRAY 3011	\$920,000	17/09/2022

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:

27/10/2022 10:55

4 Leeds Street, Footscray Vic 3011

hockingstuart

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Indicative Selling Price

\$890,000 - \$930,000

Median House Price

September quarter 2022: \$864,000



2 1

Property Type: House (Res)

Land Size: 186 sqm approx

Agent Comments

Comparable Properties



9 Walter St SEDDON 3011 (REI)

Agent Comments

3 2 1

Price: \$960,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)



22 Alexander St SEDDON 3011 (REI)

Agent Comments

2 1 -

Price: \$930,000

Method: Private Sale

Date: 30/09/2022

Property Type: House (Res)



8 Ryan St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 -

Price: \$920,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

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