

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

10/49 Napier Street, Footscray Vic 3011

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$522,192 Property Type Unit Suburb Footscray

Period - From 22/10/2023 to 21/10/2024 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	10/34 Whitehall St FOOTSCRAY 3011	\$485,000	15/08/2024
2	7/334 Nicholson St YARRAVILLE 3013	\$465,000	17/07/2024
3	3/30 Whitehall St FOOTSCRAY 3011	\$470,000	03/07/2024

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:

22/10/2024 08:35



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
22/10/2023 - 21/10/2024: \$522,192

Comparable Properties



10/34 Whitehall St FOOTSCRAY 3011 (REI) **Agent Comments**

2 1 1

Price: \$485,000
Method: Sold Before Auction
Date: 15/08/2024
Property Type: Unit



7/334 Nicholson St YARRAVILLE 3013 (REI/VG) **Agent Comments**

2 1 1

Price: \$465,000
Method: Private Sale
Date: 17/07/2024
Property Type: Apartment



3/30 Whitehall St FOOTSCRAY 3011 (REI/VG) **Agent Comments**

2 1 1

Price: \$470,000
Method: Private Sale
Date: 03/07/2024
Property Type: Apartment

Account - Jas Stephens - Yarraville | P: 03 93169000