

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

96 Gordon Street, Footscray Vic 3011

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$939,500

Property Type House

Suburb Footscray

Period - From 01/10/2020

to 31/12/2020

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	39 Mitchell St MARIBYRNONG 3032	\$1,080,000	23/11/2020
2	40 Macpherson St FOOTSCRAY 3011	\$1,030,000	16/11/2020
3	28 Creswick St FOOTSCRAY 3011	\$970,000	27/02/2021

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:

17/03/2021 16:58

96 Gordon Street, Footscray Vic 3011



Property Type: House (Previously Occupied - Detached)

Land Size: 479 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2020: \$939,500

Comparable Properties



39 Mitchell St MARIBYRNONG 3032 (VG)

Agent Comments



Price: \$1,080,000

Method: Sale

Date: 23/11/2020

Property Type: House (Res)

Land Size: 464 sqm approx



40 Macpherson St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 16/11/2020

Property Type: House (Res)

Land Size: 527 sqm approx



28 Creswick St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044