

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

21 Commercial Road, Footscray Vic 3011

Indicative selling price

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

Single Price | \$1,060,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Footscray

Period - From 29/09/2021

to 28/09/2022

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	5 Dawson Av FOOTSCRAY 3011	\$1,170,000	05/08/2022
2	19 Shepherd St FOOTSCRAY 3011	\$1,035,000	16/07/2022
3	100 Creswick St FOOTSCRAY 3011	\$1,020,000	09/04/2022

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:

29/09/2022 21:12

21 Commercial Road, Footscray Vic 3011

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Property Type:
Agent Comments

Indicative Selling Price
\$1,060,000

Median House Price
29/09/2021 - 28/09/2022: \$1,050,000

Comparable Properties



5 Dawson Av FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 05/08/2022
Property Type: House
Land Size: 456 sqm approx



19 Shepherd St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$1,035,000
Method: Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 244 sqm approx



100 Creswick St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 385 sqm approx

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



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