

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

73 Southampton Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$925,000

&

\$975,000

Median sale price

Median price

\$1,184,250

Property Type

House

Suburb

West Footscray

Period - From

01/10/2021

to

31/12/2021

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	67 Macpherson St FOOTSCRAY 3011	\$996,000	29/01/2022
2	19 Southampton St FOOTSCRAY 3011	\$967,000	10/02/2022
3	42 Errol St FOOTSCRAY 3011	\$932,500	05/03/2022

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:

17/03/2022 09:24



Property Type:
Agent Comments

Indicative Selling Price

\$925,000 - \$975,000

Median House Price

December quarter 2021: \$1,184,250

Comparable Properties



67 Macpherson St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$996,000

Method: Auction Sale

Date: 29/01/2022

Rooms: 4

Property Type: House

Land Size: 117 sqm approx



19 Southampton St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$967,000

Method: Sold Before Auction

Date: 10/02/2022

Property Type: House (Res)



42 Errol St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$932,500

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 237 sqm approx

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