

## 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

41 Stafford Street, Footscray Vic 3011

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000

&

\$940,000

#### Median sale price

Median price \$910,000

House

X

Unit

Suburb Footscray

Period - From 01/10/2016

to

30/09/2017

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	19 Station Rd SEDDON 3011	\$940,000	27/05/2017
2	66 Alexander St SEDDON 3011	\$934,000	24/06/2017
3	233 Gordon St FOOTSCRAY 3011	\$880,000	29/08/2017

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.~~



3   1   0

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 191 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$880,000 - \$940,000  
**Median House Price**  
 Year ending September 2017: \$910,000

## Comparable Properties



**19 Station Rd SEDDON 3011 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 207 sqm approx



**66 Alexander St SEDDON 3011 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$934,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 134 sqm approx



**233 Gordon St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 29/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 240 sqm approx