

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

18 Stirling Street, Footscray Vic 3011

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$922,500 House X Unit Suburb Footscray

Period - From 01/04/2018 to 31/03/2019 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	202 Gordon St FOOTSCRAY 3011	\$690,000	15/12/2018
2	130 Geelong Rd FOOTSCRAY 3011	\$665,000	23/03/2019
3	9 Southampton St FOOTSCRAY 3011	\$642,000	17/03/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 301 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

Year ending March 2019: \$922,500

Comparable Properties



202 Gordon St FOOTSCRAY 3011 (REI/VG)

[Agent Comments](#)



Price: \$690,000

Method: Auction Sale

Date: 15/12/2018

Rooms: 5

Property Type: House (Res)

Land Size: 639 sqm approx

130 Geelong Rd FOOTSCRAY 3011 (REI)

[Agent Comments](#)



Price: \$665,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 500 sqm approx



9 Southampton St FOOTSCRAY 3011 (VG)

[Agent Comments](#)



Price: \$642,000

Method: Sale

Date: 17/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 159 sqm approx