

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

6 The Crescent, Footscray Vic 3011

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$905,000

Property Type House

Suburb Footscray

Period - From 01/07/2018

to 30/06/2019

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.~~

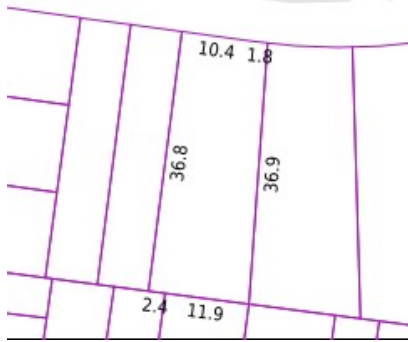
	Address of comparable property	Price	Date of sale
1	66 Empress Av KINGSVILLE 3012	\$1,388,000	26/07/2019
2	38 Wales St KINGSVILLE 3012	\$1,305,000	10/09/2019
3			

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:

20/09/2019 12:28



3 2 2

Property Type: House
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,400,000
Median House Price
 Year ending June 2019: \$905,000

Comparable Properties



66 Empress Av KINGSVILLE 3012 (REI)

Agent Comments

4 2 -
Price: \$1,388,000
Method: Sold Before Auction
Date: 26/07/2019
Property Type: House (Res)
Land Size: 275 sqm approx



38 Wales St KINGSVILLE 3012 (REI)

Agent Comments

4 2 1
Price: \$1,305,000
Method: Sold Before Auction
Date: 10/09/2019
Property Type: House (Res)
Land Size: 347 sqm approx

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.