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	28 Macpherson Street, Footscray Vic 3011
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
-			

Median sale price

Median price	\$980,000	Pro	perty Type	House		Suburb	Footscray
Period - From	01/04/2021	to	30/06/2021		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

Add	dress of comparable property	Price	Date of sale
1	13 Errol St FOOTSCRAY 3011	\$1,280,000	10/07/2021
2	15 Macpherson St FOOTSCRAY 3011	\$1,106,000	20/03/2021
3	22 Dove St WEST FOOTSCRAY 3012	\$1,101,000	01/05/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/09/2021 23:18











Property Type: Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2021: \$980,000

Comparable Properties



13 Errol St FOOTSCRAY 3011 (REI/VG)

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€ 2

Price: \$1,280,000 Method: Auction Sale Date: 10/07/2021

Property Type: House (Res) Land Size: 336 sqm approx

Agent Comments

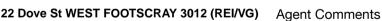
15 Macpherson St FOOTSCRAY 3011 (REI/VG) Agent Comments

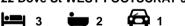






Price: \$1,106,000 Method: Auction Sale Date: 20/03/2021 Property Type: House Land Size: 395 sqm approx





Price: \$1,101,000 Method: Auction Sale Date: 01/05/2021

Property Type: House (Res) Land Size: 391 sqm approx

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