

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

28 Macpherson Street, Footscray Vic 3011

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

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/09/2021 23:18

28 Macpherson Street, Footscray Vic 3011



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)

Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 336 sqm approx

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



22 Dove St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$1,101,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 391 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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