

# 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

22 Commercial Road, 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 & \$950,000

### Median sale price

Median price \$947,750 Property Type House Suburb Footscray

Period - From 01/10/2019 to 31/12/2019 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	33 Commercial Rd FOOTSCRAY 3011	\$1,000,000	15/12/2019
2	53 Commercial Rd FOOTSCRAY 3011	\$920,000	20/12/2019
3	9 Stafford St FOOTSCRAY 3011	\$888,888	19/02/2020

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:

17/04/2020 10:15

22 Commercial Road, Footscray Vic 3011



**Property Type:** House  
**Land Size:** 449.029 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$950,000  
**Median House Price**  
December quarter 2019: \$947,750

## Comparable Properties

**33 Commercial Rd FOOTSCRAY 3011 (REI/VG)** **Agent Comments**



**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 15/12/2019  
**Property Type:** House (Res)  
**Land Size:** 423 sqm approx

**53 Commercial Rd FOOTSCRAY 3011 (REI/VG)** **Agent Comments**



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 20/12/2019  
**Property Type:** House (Res)  
**Land Size:** 422 sqm approx



**9 Stafford St FOOTSCRAY 3011 (REI)**

**Agent Comments**



**Price:** \$888,888  
**Method:** Private Sale  
**Date:** 19/02/2020  
**Rooms:** 5  
**Property Type:** House (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.