

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

13 Summerhill Road, Footscray Vic 3011

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Footscray

Period - From 26/09/2021

to

25/09/2022

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	174 Geelong Rd FOOTSCRAY 3011	\$1,250,000	21/05/2022
2	84 Victoria St FOOTSCRAY 3011	\$1,220,000	26/03/2022
3	14 Suffolk St MAIDSTONE 3012	\$1,206,000	03/09/2022

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:

26/09/2022 16:39

13 Summerhill Road, Footscray Vic 3011

WE DELIVER... **Biggin Scott**



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

26/09/2021 - 25/09/2022: \$1,050,000

Comparable Properties



174 Geelong Rd FOOTSCRAY 3011 (REI)

Agent Comments

3 1 1

Price: \$1,250,000

Method: Sold Before Auction

Date: 21/05/2022

Rooms: 3

Property Type: House (Res)

Land Size: 272 sqm approx

84 Victoria St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 1

Price: \$1,220,000

Method: Sold Before Auction

Date: 26/03/2022

Property Type: House (Res)

Land Size: 227 sqm approx



14 Suffolk St MAIDSTONE 3012 (REI)

Agent Comments

3 1 2

Price: \$1,206,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)

Land Size: 485 sqm approx

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



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