

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 Leander Street, Footscray Vic 3011

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$939,500

Property Type House

Suburb Footscray

Period - From 01/10/2020

to 31/12/2020

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	28 Creswick St FOOTSCRAY 3011	\$970,000	27/02/2021
2	6 Hope St WEST FOOTSCRAY 3012	\$950,000	14/01/2021
3	3 Palmerston St WEST FOOTSCRAY 3012	\$940,000	19/12/2020

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:

08/04/2021 10:06



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

December quarter 2020: \$939,500

Comparable Properties



28 Creswick St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 2

Price: \$970,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)



6 Hope St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 2 4

Price: \$950,000

Method: Private Sale

Date: 14/01/2021

Rooms: 3

Property Type: House (Res)

Land Size: 355 sqm approx



3 Palmerston St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 1

Price: \$940,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)