

# 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

33 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 \$900,000

&

\$950,000

### Median sale price

Median price \$850,000

Property Type House

Suburb Footscray

Period - From 01/10/2018

to 30/09/2019

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	15 dawson Av FOOTSCRAY 3011	\$950,000	29/06/2019
2	41 Dudley St FOOTSCRAY 3011	\$912,000	19/10/2019
3	47 Creswick St FOOTSCRAY 3011	\$908,000	20/07/2019

**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:

18/11/2019 15:34



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
Year ending September 2019: \$850,000

## Comparable Properties



**15 dawson Av FOOTSCRAY 3011 (REI/VG)**

Agent Comments



**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 29/06/2019  
**Property Type:** House (Res)  
**Land Size:** 288 sqm approx



**41 Dudley St FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$912,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 358 sqm approx

**47 Creswick St FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$908,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Property Type:** House (Res)  
**Land Size:** 460 sqm approx