

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

1/42a Adelaide Street, Footscray Vic 3011

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$922,500

House

X

Unit

Suburb Footscray

Period - From 01/04/2018

to

31/03/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

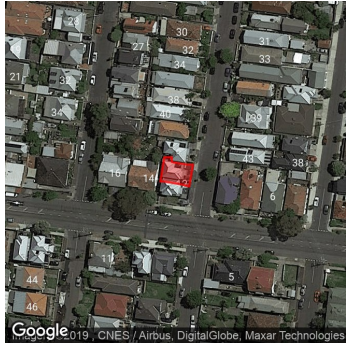
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	42i Adelaide St FOOTSCRAY 3011	\$713,500	22/06/2019
2	7a Essex St FOOTSCRAY 3011	\$700,000	07/03/2019
3	12 Essex St FOOTSCRAY 3011	\$650,000	11/05/2019

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.

1/42a Adelaide Street, Footscray Vic 3011



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median House Price
Year ending March 2019: \$922,500

Comparable Properties



42i Adelaide St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$713,500
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 135 sqm approx

7a Essex St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 07/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 136 sqm approx



12 Essex St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 11/05/2019
Rooms: 4
Property Type: House (Res)
Land Size: 160 sqm approx