

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

33a Leander Street, Footscray Vic 3011

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$980,000

Property Type House

Suburb Footscray

Period - From 01/04/2021

to

30/06/2021

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	26 Studley St MAIDSTONE 3012	\$1,090,000	02/06/2021
2	12 Govan Ct FOOTSCRAY 3011	\$1,000,000	27/03/2021
3	35 Soudan Rd WEST FOOTSCRAY 3012	\$1,000,000	25/03/2021

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:

23/09/2021 11:51



4 1

Rooms: 6

Property Type: House

Land Size: 480 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2021: \$980,000

Comparable Properties

26 Studley St MAIDSTONE 3012 (REI/VG)

Agent Comments

3 1 -

Price: \$1,090,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res)

Land Size: 415 sqm approx



12 Govan Ct FOOTSCRAY 3011 (REI/VG)

Agent Comments

3 1 2

Price: \$1,000,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 491 sqm approx



35 Soudan Rd WEST FOOTSCRAY 3012 (VG)

Agent Comments

3 - -

Price: \$1,000,000

Method: Sale

Date: 25/03/2021

Property Type: House (Res)

Land Size: 445 sqm approx