

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

51 Stafford Street, Footscray Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$935,000

House

X

Unit

Suburb

Footscray

Period - From

01/10/2017

to

31/12/2017

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	2 Creswick St FOOTSCRAY 3011	\$850,000	23/02/2018
2	107 Macpherson St FOOTSCRAY 3011	\$831,000	09/12/2017
3	26 Adelaide St FOOTSCRAY 3011	\$820,000	10/02/2018

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.



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Rooms:

Property Type: House

Land Size: 191 sqm approx

Agent Comments

Comparable Properties



2 Creswick St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 1

Price: \$850,000

Method: Private Sale

Date: 23/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 219 sqm approx



107 Macpherson St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 -

Price: \$831,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 3

Property Type: House (Res)

Land Size: 185 sqm approx

26 Adelaide St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 -

Price: \$820,000

Method: Auction Sale

Date: 10/02/2018

Rooms: 3

Property Type: House (Res)