Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	le
----------	---------	--------	----

Address Including suburb and postcode	

Indicative selling price

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

Range between \$820,000	&	\$870,000
-------------------------	---	-----------

Median sale price

Median price	\$866,000	Pro	perty Type	House		Suburb	Footscray
Period - From	01/04/2019	to	31/03/2020		Sourc	ceREIV	

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

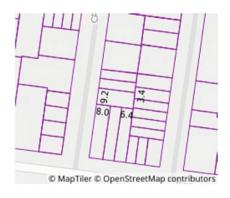
		- 7 - 2 - 3 - 3	
1	75 Mcdougall Dr FOOTSCRAY 3011	\$970,000	06/03/2020
2	22 Commercial Rd FOOTSCRAY 3011	\$890,000	23/06/2020
3	44 Errol St FOOTSCRAY 3011	\$839,000	10/04/2020

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.



Date of sale





Property Type: House (Res) Land Size: 189 sqm approx

Agent Comments

Indicative Selling Price \$820,000 - \$870,000 Median House Price Year ending March 2020: \$866,000

Comparable Properties

75 Mcdougall Dr FOOTSCRAY 3011 (VG)

└■ 3







Price: \$970,000 Method: Sale Date: 06/03/2020

Property Type: House (Res) Land Size: 259 sqm approx Agent Comments



22 Commercial Rd FOOTSCRAY 3011 (REI)

≔ 3







Price: \$890,000 Method: Private Sale Date: 23/06/2020

Rooms: 6

Property Type: House (Res)

Agent Comments



44 Errol St FOOTSCRAY 3011 (VG)



Price: \$839,000 Method: Sale Date: 10/04/2020

Property Type: House (Res) Land Size: 192 sqm approx Agent Comments

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



