

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

12 Raleigh Street, Footscray Vic 3011

Indicative selling price

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

Range between \$950,000

&

\$980,000

Median sale price

Median price \$947,750

Property Type House

Suburb Footscray

Period - From 01/10/2019

to 31/12/2019

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	33 Berry St YARRAVILLE 3013	\$980,000	30/11/2019
2	25 Browning St SEDDON 3011	\$960,000	07/12/2019
3	39 Robbs Rd WEST FOOTSCRAY 3012	\$957,000	23/11/2019

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:

03/02/2020 14:48



2 1 1

Property Type: House (Res)

Land Size: 240 sqm approx

Agent Comments

Comparable Properties



33 Berry St YARRAVILLE 3013 (REI)

Agent Comments

2 1 -

Price: \$980,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)



25 Browning St SEDDON 3011 (REI)

Agent Comments

2 1 -

Price: \$960,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)



39 Robbs Rd WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 -

Price: \$957,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)