

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

27a Everard Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$720,000

&

\$760,000

Median sale price

Median price

\$905,000

House

X

Unit

Suburb

Footscray

Period - From

01/07/2018

to

30/06/2019

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	30b Liverpool St FOOTSCRAY 3011	\$730,000	03/08/2019
2	42i Adelaide St FOOTSCRAY 3011	\$713,500	22/06/2019
3	7a Essex St FOOTSCRAY 3011	\$700,000	07/03/2019

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.



2 2 1

Rooms: 4

Property Type: House

Agent Comments

Brand new architecturally designed house.

Comparable Properties



30b Liverpool St FOOTSCRAY 3011 (REI)

2 3 -

Price: \$730,000

Method: Auction Sale

Date: 03/08/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Brand new two bedroom townhouse with no off-street parking.



42i Adelaide St FOOTSCRAY 3011 (REI)

2 2 1

Price: \$713,500

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 135 sqm approx

Agent Comments

Older two bedroom townhouse, attached.

7a Essex St FOOTSCRAY 3011 (VG)

2 - -

Price: \$700,000

Method: Sale

Date: 07/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 136 sqm approx

Agent Comments

Older standalone house, only one bathroom and on a busier road.