

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

21 Souter Crescent, Footscray Vic 3011

Indicative selling price

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

Range between \$795,000 & \$850,000

Median sale price

Median price \$1,039,000 Property Type House Suburb Footscray

Period - From 01/07/2021 to 30/09/2021 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	10 Warleigh Rd WEST FOOTSCRAY 3012	\$902,000	23/10/2021
2	13 Souter Cr FOOTSCRAY 3011	\$827,000	10/05/2021
3	12/20 Hewitt Av FOOTSCRAY 3011	\$825,000	03/07/2021

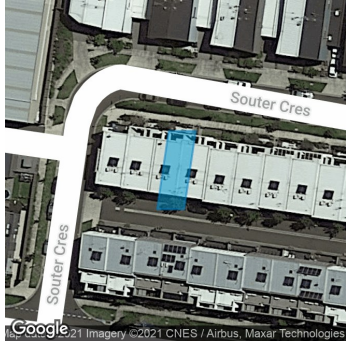
OR

~~**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:

25/10/2021 19:06

21 Souter Crescent, Footscray Vic 3011



Rooms: 3
Property Type: House (Res)
Land Size: 133 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$850,000
Median House Price
September quarter 2021: \$1,039,000

Comparable Properties

10 Warleigh Rd WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$902,000
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)

13 Souter Cr FOOTSCRAY 3011 (REI/VG) **Agent Comments**



Price: \$827,000
Method: Sold Before Auction
Date: 10/05/2021
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 112 sqm approx

12/20 Hewitt Av FOOTSCRAY 3011 (REI/VG) **Agent Comments**



Price: \$825,000
Method: Auction Sale
Date: 03/07/2021
Property Type: Townhouse (Res)
Land Size: 109 sqm approx

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



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