

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

306/12 Napier Street, Footscray Vic 3011

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

Median price \$510,000 Property Type Unit Suburb Footscray

Period - From 03/02/2024 to 02/02/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

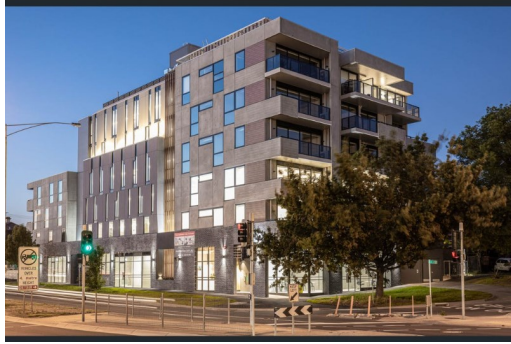
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16/53 Whitehall St FOOTSCRAY 3011	\$575,000	20/11/2024
2	1706D/4 Tannery Wik FOOTSCRAY 3011	\$510,000	04/10/2024
3	19/41 Moreland St FOOTSCRAY 3011	\$597,000	30/08/2024

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: 03/02/2025 17:43



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$530,000 - \$550,000
Median Unit Price
03/02/2024 - 02/02/2025: \$510,000

Comparable Properties



16/53 Whitehall St FOOTSCRAY 3011 (REI/VG)

2 1 1

Price: \$575,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment

Agent Comments

Similar location. Older apartment but has a courtyard



1706D/4 Tannery Wlk FOOTSCRAY 3011 (REI)

2 1 1

Price: \$510,000
Method: Private Sale
Date: 04/10/2024
Property Type: Unit

Agent Comments

Similar location although in a denser area and block



19/41 Moreland St FOOTSCRAY 3011 (REI/VG)

2 2 1

Price: \$597,000
Method: Private Sale
Date: 30/08/2024
Property Type: Unit

Agent Comments

Similar location, but has a second bathroom and CBD views

Account - Jas Stephens - Yarraville | P: 03 93169000