Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	306/12 Napier Street, Footscray Vic 3011
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$510,000	Pro	perty 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

Auc	areas or comparable property	1 1100	Date of Sale
1	16/53 Whitehall St FOOTSCRAY 3011	\$575,000	20/11/2024
2	1706D/4 Tannery Wlk 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



Date of sale







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)

Price: \$575,000 Method: Private Sale

Agent Comments

Similar location. Older apartment but has a courtyard

Date: 20/11/2024

Property Type: Apartment



1706D/4 Tannery Wik FOOTSCRAY 3011 (REI)

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Agent Comments

Similar location although in a denser area and block

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



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





Agent Comments

Similar location, but has a second bathroom and CBD views

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

Account - Jas Stephens - Yarraville | P: 03 93169000





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