

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

74 Cowper Street, Footscray Vic 3011

Indicative selling price

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

Range between \$910,000

&

\$1,001,000

Median sale price

Median price \$973,500

House

X

Unit

Suburb Footscray

Period - From 01/01/2019

to

31/03/2019

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	70 Moreland St FOOTSCRAY 3011	\$1,000,000	05/04/2019
2	255 Nicholson St SEDDON 3011	\$955,000	21/11/2018
3	19 Parker St FOOTSCRAY 3011	\$795,000	01/12/2018

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.

74 Cowper Street, Footscray Vic 3011

Rhonda Bromley
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 4  1  1

Rooms:
Property Type: House
Land Size: 500 sqm approx
Agent Comments
ROW from the rear

Indicative Selling Price
\$910,000 - \$1,001,000
Median House Price
March quarter 2019: \$973,500

Comparable Properties



70 Moreland St FOOTSCRAY 3011 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,000,000
Method: Auction Sale
Date: 05/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 452 sqm approx



255 Nicholson St SEDDON 3011 (VG)

Agent Comments

 3  -  -

Price: \$955,000
Method: Sale
Date: 21/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 566 sqm approx

19 Parker St FOOTSCRAY 3011 (REI/VG)

Agent Comments

 2  1  -

Price: \$795,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 240 sqm approx