

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 30b Liverpool Street, Footscray Vic 3011

Indicative selling price

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

Range between \$680,000 & \$710,000

Median sale price

Median price \$489,000 House Unit X 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	42i Adelaide St FOOTSCRAY 3011	\$713,500	22/06/2019
2	7a Essex St FOOTSCRAY 3011	\$700,000	07/03/2019
3	12 Essex St FOOTSCRAY 3011	\$650,000	11/05/2019

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.



Rooms: 5

Property Type: Townhouse

Land Size: 88 sqm approx

Agent Comments

Brand new architecturally designed 2 bedroom home, close to PT.

Indicative Selling Price

\$680,000 - \$710,000

Median Unit Price

March quarter 2019: \$489,000

Comparable Properties



42i Adelaide St FOOTSCRAY 3011 (REI)



Price: \$713,500

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 135 sqm approx

Agent Comments

Same area, similar side by side development. Lower/older standard/build but does offer an off-street park.

7a Essex St FOOTSCRAY 3011 (VG)



Price: \$700,000

Method: Sale

Date: 07/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 136 sqm approx

Agent Comments

Same area, busier street. Older property only offering 1 bathroom, but is stand alone and has an off-street park.



12 Essex St FOOTSCRAY 3011 (REI)



Price: \$650,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 4

Property Type: House (Res)

Agent Comments

Same area, busier street. Lower standard finish and only 1 bathroom