

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

28 Titch Street, Footscray Vic 3011

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$710,000

Property Type Townhouse

Suburb Footscray

Period - From 14/10/2023

to

13/10/2024

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	2/8 Eldridge St FOOTSCRAY 3011	\$690,000	11/09/2024
2	8/247 Ballarat Rd FOOTSCRAY 3011	\$680,000	31/05/2024
3			

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:

14/10/2024 12:22



3 2

Property Type: Townhouse (Res)
Land Size: 128 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Townhouse Price
14/10/2023 - 13/10/2024: \$710,000

Comparable Properties



2/8 Eldridge St FOOTSCRAY 3011 (REI)

Agent Comments

3 2 2

Price: \$690,000
Method: Private Sale
Date: 11/09/2024
Property Type: Townhouse (Single)

8/247 Ballarat Rd FOOTSCRAY 3011 (VG)

Agent Comments

3 - -

Price: \$680,000
Method: Sale
Date: 31/05/2024
Property Type: Flat/Unit/Apartment (Res)

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.

Account - Jas Stephens - Yarraville | P: 03 93169000



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