

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

21 Liverpool Street, Footscray Vic 3011

Indicative selling price

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

Range between \$910,000

&

\$1,000,000

Median sale price

Median price \$1,039,000

Property Type House

Suburb Footscray

Period - From 01/07/2021

to

30/09/2021

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	1 Finch Wlk MAIDSTONE 3012	\$1,015,000	18/09/2021
2	1/17 Southampton St FOOTSCRAY 3011	\$990,000	26/08/2021
3	1/24 Beaumont Pde WEST FOOTSCRAY 3012	\$912,000	08/11/2021

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:

10/11/2021 14:11

21 Liverpool Street, Footscray Vic 3011



4 -

Property Type: House (Res)
Land Size: 190 sqm approx
Agent Comments

Indicative Selling Price
\$910,000 - \$1,000,000
Median House Price
September quarter 2021: \$1,039,000

Comparable Properties

1 Finch Wlk MAIDSTONE 3012 (VG)

Agent Comments

4 - -

Price: \$1,015,000
Method: Sale
Date: 18/09/2021
Property Type: House (Res)
Land Size: 343 sqm approx



1/17 Southampton St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 1

Price: \$990,000
Method: Sold Before Auction
Date: 26/08/2021
Property Type: House



1/24 Beaumont Pde WEST FOOTSCRAY 3012 (REI)

Agent Comments

4 3 2

Price: \$912,000
Method: Auction Sale
Date: 08/11/2021
Rooms: 4
Property Type: Townhouse (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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