

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

2/92 Cowper Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Footscray

Period - From

01/01/2021

to

31/03/2021

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	1/19 Schild St YARRAVILLE 3013	\$881,000	08/05/2021
2	2/292 Nicholson St SEDDON 3011	\$835,500	05/12/2020
3	4/2-6 Bilston St SEDDON 3011	\$830,000	28/11/2020

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:

14/05/2021 17:24



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median House Price

March quarter 2021: \$965,000

Comparable Properties



1/19 Schild St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$881,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



2/292 Nicholson St SEDDON 3011 (REI/VG)

Agent Comments

2 1 2

Price: \$835,500

Method: Auction Sale

Date: 05/12/2020

Property Type: Townhouse (Res)



4/2-6 Bilston St SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$830,000

Method: Auction Sale

Date: 28/11/2020

Rooms: 3

Property Type: Townhouse (Res)