

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

40 Macpherson Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$1,025,000

&

\$1,100,000

Median sale price

Median price

\$947,750

Property Type

House

Suburb

Footscray

Period - From

01/10/2019

to

31/12/2019

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	28 Donald St FOOTSCRAY 3011	\$1,260,000	07/12/2019
2	5 Stafford St FOOTSCRAY 3011	\$1,140,000	02/10/2019
3	33 Commercial Rd FOOTSCRAY 3011	\$1,000,000	15/12/2019

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.~~

This Statement of Information was prepared on:

30/03/2020 16:16

40 Macpherson Street, Footscray Vic 3011



3 bedrooms, 1 bathroom, 1 car

Property Type: House (Previously Occupied - Detached)

Land Size: 527 sqm approx

Agent Comments

Indicative Selling Price

\$1,025,000 - \$1,100,000

Median House Price

December quarter 2019: \$947,750

Comparable Properties

28 Donald St FOOTSCRAY 3011 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 1 car

Price: \$1,260,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 354 sqm approx

5 Stafford St FOOTSCRAY 3011 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$1,140,000

Method: Private Sale

Date: 02/10/2019

Property Type: House (Res)

Land Size: 658 sqm approx

33 Commercial Rd FOOTSCRAY 3011 (REI/VG) **Agent Comments**

3 bedrooms, 1 bathroom, 1 car

Price: \$1,000,000

Method: Sold Before Auction

Date: 15/12/2019

Property Type: House (Res)

Land Size: 423 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.